RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-39408-26

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1440932 DEEDWARR
07/01/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260701-0059510

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of June 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua & Margaret Marlowe 542 C Rosedale Avenue, Nashville, TN 37207	Same address as new owner	118-03-0E-011.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($ 1,325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Rosedale 20, General Partnership**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Joshua Marlowe and Margaret Marlowe, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 11 of The View at Rosedale, as established by, and appearing at Exhibit B of, that Declaration of Covenants, Conditions, and Restrictions for The View at Rosedale, a horizontal property regime with private elements, a planned unit development, of record in Instrument #20240503-0032693, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Rosedale 20 from Eclipse Construction Group, LLC; Nathan Dale Stoops Real Estate, LLC; 615 Property Investment Group, LLC; Benjamin C. Wilson, Trustee of the Benjamin C. Wilson Revocable Living Trust; Cielo Investment Group, LLC; RACoop Holdings, LLC; and Bryan Eby (incorrectly spelled Elby on prior deed), Trustee of Eby Revocable Living Trust, by Quitclaim Deed dated January 29, 2024 and recorded January 30, 2024 in Instrument #20240130-0006516, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 542 C Rosedale Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of June, 2026.

GRANTOR(S)

Rosedale 20, General Partnership

MC For Rosedale 20 GP

Benjamin C. Wilson, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, of said County and State, Benjamin C. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized signer, of Rosedale 20, General Partnership, the within named bargainor and that he as such authorized signer, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of June 2026

Notary Public

Martha E Berry

Printed Notary Name
My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/26 (date of document).

Affiant Signature

6/30/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

