THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654892** Karen Johnson Davidson County Batch # 1451777 DEEDWARR 07/27/2026 11:17:22 AM 2 pgs Fees: $13.00 Taxes: $4,810.00 20260727-0068044	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rossini Family Trust 608 Linden Square Nashville TN 37215	New Owner	Tax Parcel ID No. 117 01 0D 178.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger N. Higgins, an unmarried man, and Ann M. Shipp, an unmarried woman, as joint tenants with rights of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Dennis Rossini and Beverly A. Colburn Rossini, Trustees of the Rossini Family Trust dated March 9, 2022**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 612 on the Plan of CONDOMINIUM SITE PLAN SHOWING LOT NO. 3, LINDEN SQUARE of record in Plat Book 5210, Page 113, Register's office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of LINDEN SQUARE HOMEOWNERS' ASSOCIATION, a horizontal property regime established by Master Deed of record in Book 5386, Page 225 as amended in Instrument No. 20220713-0080631, said Register's Office.

Being the same property conveyed to Roger N. Higgins, an unmarried man and Ann M. Shipp, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Emmitt Clifton Knowles, an unmarried man, of record in Instrument No. 20211004-0132930, as Scrivener's Affidavit recorded in Instrument No. 20230908-0070777 in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 04, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN SHOWING LOT NO. 3, LINDEN SQUARE, as recorded in Plat Book 5210, Page(s) 113.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDEN SQUARE, as recorded in Plat Book 5200, Page 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LINDEN SQUARE HOMEOWNERS ASSOCIATION Condominium of record in Book 5386, Page 225 as amended in Instrument No. 20220713-0080631; also subject to easements, rights and interests in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Linden Square Homeowners Association recorded as Book 5391, Page 916 and Book 8276, Page 545.

This is improved property located at 608 Linden Square Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2026.

Roger N. Higgins

Ann M. Shipp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger N. Higgins and Ann M. Shipp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030