Karen Johnson Davidson County
Batch# 1452533 DEEDWARR
07/29/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20260729-0069834

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654745** SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Rosemary Wetherill Roden Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My Commission Expires: 7/3/28

WARRANTY DEED

Address New Owner: Roden Family Trust dated July 10, 2024 110 31st Avenue North, Unit 607 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-4C-045.00 CO

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, **Ronald L. Wiener and Gail S. Wiener, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dan Mark Roden and Rosemary Wetherill Roden, as Trustees of the Roden Family Trust dated July 10, 2024**, ("Grantees"), their successors, 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 607, together with the appurtenant interest in the common elements of THE WEST END, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, as amended in Instruments of record as Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, and Instrument No. 20230313-0017703 Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 124 and 125 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to RONALD L. WIENER AND GAIL S. WIENER, HUSBAND AND WIFE, by deed from STEPHEN DARYL RUDD AND SELINA RAE RUDD, HUSBAND AND WIFE, of record in Instrument No. 20240426-0030372, dated April 26, 2024, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-02-4C-045.00 CO.

Matters shown on the Plan of record in Plat Book 57, page 46, said Register's Office.

Master Deed of record Instrument No. 20080401-0032619, as amended in Instruments of record as Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, and Instrument No. 20230313-0017703, said Register's Office.

Notice of Termination of Rules & Regulations for The West End of record in Instrument No. 20251216-0100079, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20140328-0025603, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20051013-0123589, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051013-0123588, said Register's Office.

Agreement of record in Instrument No. 20090310-00214349 said Register's Office.

This is improved property located at 110 31st Avenue North, Unit 607 Nashville TN 37203

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 28th day of July, 2026.

Ronald L. Wiener

Gail S. Wiener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald L. Wiener and Gail S. Wiener, 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 28th day of July, 2026.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 July 25, 2026 (date of document).

Affiant Signature

July 25, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of July, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-5-29

NOTARY'S SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE