This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Coffee

Actual consideration or value, whichever is greater is $1,500,000.00.

Benjamin R. Rosenblum
Signed with Stavvy
Affiant

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Subscribed and sworn before me this the 31st day of July, 2026.

Justin Mooneyham
Signed with Stavvy
Notary Public
My commission expires: 4/17/2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Atack Family Trust 3806 Central Ave Nashville, TN 37205	New Owner	104-09-0 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN R. ROSENBLUM AND AMY R. ROSENBLUM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ATACK FAMILY TRUST DATED OCTOBER 7, 2025, AND ANY AMENDMENTS THERETO, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin R. Rosenblum and Amy R. Rosenblum, husband and wife, by Warranty Deed from Kevin J. Quin, II and wife, Marabeth Salveson-Quin, dated 12/5/2014 and recorded 12/17/2014 in Instrument No. 20141217-0115663, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3806 Central Ave, Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BRR ARR

Karen Johnson Davidson County
Batch # 1453096 DEEDWARR
08/03/2026 09:31:31 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20260803-0070987

Witness my hand this the 31st day of July, 2026.

Benjamin R. Rosenblum
Signed with Stavvy

Benjamin R. Rosenblum

Amy R. Rosenblum
Signed with Stavvy

Amy R. Rosenblum

STATE OF Tennessee
COUNTY OF ~~Coffee~~

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin R. Rosenblum and Amy R. Rosenblum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, J. 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 31, 2026.

Date

Affiant Signature

July 31, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 20 26.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

