THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260655012**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2026. Notary Public My Commission Expires: 5/19/30

B CORTEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-19-2030

Karen Johnson Davidson County
Batch# 1453820 DEEDWARR
08/03/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260803-0071386

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Ray and Taylor T. Caruth 901 Vantrease Rd Madison TN 37115	loanDepot.com LLC 6561 Irving Center Dr Irvine CA 92618	Tax Parcel ID No. 051-03-0-146.00

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, **Leslie D Rosenbaum, Trustee , or any successors in trust, under The Leslie D. Rosenbaum Trust dated November 3, 2010.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Ray, an unmarried person and Taylor T. Caruth, an unmarried person, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 64 on the plan of Stratton Heights of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leslie D. Rosenbaum. Trustee, or any successors in trust, under The Leslie D. Rosenbaum Trust Dated November 3, 2010 by Quitclaim Deed from Leslie Dee Rosenbaum, a single person of record in Instrument No. 20190710-0066930 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on July 10, 2019. Louis Rosenbaum, brother of Leslie D. Rosenbaum and Lori J. Rosenbaum, joins in this conveyance to convey any and all interest he may have in and to the above described property.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Easement in favor of Madison Suburban Utility District of record in Book 7094, Page 193 and Book 7094, Page 196, in the Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement in favor of John R. Cash and wife, June Carter Cash of record in Book 7843, Page 924, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 901 Vantrease Rd Madison TN 37115

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, Grantors have executed this instrument on this 29th day of July, 2026.

Leslie D Rosenbaum, Trustee, or any successors in trust, under The Leslie D. Rosenbaum Trust dated November 3, 2010.

BY: _____
Leslie D. Rosenbaum, Trustee

_____
Louis Rosenbaum

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie D. Rosenbaum, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Leslie D. Rosenbaum Trust dated November 3, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 29th day of July, 2026.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis Rosenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 29th day of July, 2026.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

True Copy Certification

I, Yvette Meldrum, 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 29, 2026.

Signature

July 29, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 29 day of July 2026.

Notary's Signature

My Commission Expires: 5/19/30

