Karen Johnson Davidson County
Batch# 1462647 DEEDWARR
08/21/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260821-0078022

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-5643

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of January, 2026

Notary Public

Commission Expires: 1-22-2030

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Willis 1513 B Rosebank Ave Nashville, TN 37206	NEW OWNER	073 13 3C 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

MSN TN, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Willis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1513 Rosebank Avenue Cottages of record as Instrument No. 20230508-0034303, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed by Warranty Deed from Timothy D. Hinsley and wife, Jacqueline R. Hinsley to Mark S. Naify, of record in Instrument No. 20220725-0084854 in Davidson County, Tennessee Register of Deeds, dated July 19, 2022 and recorded July 25, 2022.

BEING a portion of the same property conveyed by Quit Claim Deed from Mark S. Naify to MSN TN, LLC, of record in Instrument No. 20230419-0028872 in Davidson County, Tennessee Register of Deeds, dated April 15, 2023 and recorded April 19, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1513 B Rosebank Ave, Nashville, TN 37206

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 8th day of January, 2026.

MSN TN, LLC, a Tennessee Limited Liability Company

By:_____
Lauren C. Brown, Manager

STATE OF Florida
COUNTY OF Duval

Before me, Lola Denise Strickland of the state and county mentioned, personally appeared Lauren C. Brown, Manager of MSN TN, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of MSN TN, LLC, the within named bargainor, a Limited Liability Company, and that such Lauren C. Brown, Manager of MSN TN, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Florida, this 8th day of January, 2026.

Lola Denise Strickland
Notary Signature

Printed Name: Lola Denise Strickland

My commission expires: 06/04/2029

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH 664047
Expires on June 4, 2029

TN DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 JANUARY 8, 2024

AK Steelman
Affiant Signature

8/19/2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19th day of AUGUST, 2026.

Notary Public

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 05-20-2029

900