WARRANTY DEED

Karen Johnson Davidson County
Batch# 1466644 DEEDWARR
09/01/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20260901-0080818

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Alex Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2026.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 01/30/2029
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amy Dauberman and Elizabeth Dauberman	New Owner	Map: 054-13-0-117.00
(NAME) 202 Rising Sun Ln.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($645,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIRGIL R. ROSE, JR. AND NANCY C. ROSE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMY DAUBERMAN AND ELIZABETH DAUBERMAN, MARRIED TO EACH OTHER,

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 107, on the Plan of Brandywine Farms, Section Two, as of record in Book 3700, Page 28, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.

Being the same property conveyed to Virgil R. Rose, Jr. and Nancy C. Rose, husband and wife, by deed from David A. Duncan and wife, Jayne B. Duncan, of record in Instrument No. 20170809-0081623, dated August 4, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 28, said Register's Office; (3) Easement to Cumberland Water Company of record in Book 3963, Page 235, in the Register's Office for Davidson County, Tennessee; (4) Sewage Line Easement of record in Instrument No. 20120626-0056055, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544, amended in Book 3822, Page 851, Book 3936, Page 811, Book 6691, Page 977 and Book 9138, Page 45, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 202 Rising Sun Ln., Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 21st day of August, 2026.

Virgil R. Rose, Jr.

Nancy C. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil R. Rose, Jr. and Nancy C. Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of August, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/21/26 (date of document).

Affiant Signature

8/25/26
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

