Karen Johnson Davidson County
Batch# 1086203 DEEDWARR
12/28/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $17,575.00
20231228-0099683

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246465**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,750,000.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2023. Notary Public My Commission Expires: 9/21/25

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael Family Revocable Trust 2005 Earlington Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 15 0 057.00

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, **Tomlin & Rogers, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aubrey M. Michael and Ian G. Michael, Trustees of the Michael Family Revocable Trust dated October 14, 2022**, ("Grantees"), its 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 Lot No. 439 on the Plan of Hillsboro Park, Section IV, of record in Plat Book 2331, Page 142, 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 the same property conveyed to Tomlin & Rogers, LLC, a Tennessee limited liability company, by Quitclaim Deed from RBP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220713-0080767, in the Register's Office of Davidson County, Tennessee, dated July 12, 2022, and recorded on July 13, 2022.

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 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237, amendment recorded in Book 2603, Page 440, and addendum recorded in Book 4207, Page 397; Restriction recorded in Book 2596, Page 23; as amended in Book 3836, Page 620 and further Restriction recorded in Book 4169, Page 719.

This is improved property located at 2005 Earlington Drive Nashville TN 37215

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 27th day of December, 2023.

Tomlin & Rogers, LLC, a Limited Liability Company
By: Rogers Build, LLC, Managing Member

By: Randall Austin Rogers, Sole Member

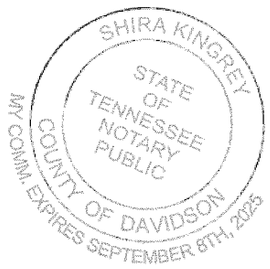
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Randall Austin Rogers, Sole Member of Rogers Build, LLC, Managing Member of Tomlin & Rogers, LLC, a Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Rogers Build, LLC, Managing Member of Tomlin & Rogers, LLC, a Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 27th day of December, 2023.

Notary Public

My Commission Expires: _____



I, J. Trent Lehman, 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 12/27/23 (date of document).

Affiant Signature

12/28/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY