Name and Address of New Owner:
Robert K. Roden
7124 Bay Cove Trl
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1186054 DEEDWARR
09/25/2024 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,997.26
20240925-0074163

Send Tax Bills To:
Flagstar Bank, N.A.
5151 Corporate Dr.
Troy, Michigan, 48098

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 141 12 B-35.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Warmax Holdings, LP, a Texas General Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert K. Roden,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Southampton, Phase 2, of record in Book 5200, page 595, as amended in Book 6150, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of mid lot.

Being the same property conveyed to Rebecca Kewley, a single woman by Warranty Deed from Commercial Floor Products, LLC,, Tennessee limited liability company, dated June 21, 2013, recorded June 25, 2013, of record in Instrument No. 20130625-0065152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Warmax Holdings, LP, a Tennessee General Partnership, their heirs and assigns by Deed dated March 4, 2016 from Rebecca Kewley now known as Rebecca Kewley Holladay and husband, William David Holladay, recorded March 8, 2016, in Instrument Number 201603080022141, in the Official Records of Davidson County, Tennessee. *Warmax Holdings, LP was erroneously shown as a Tennessee General Partnership and has been corrected to Warmax Holdings, LP, a Texas General Partnership in Scriveners Affidavit recorded in Instrument No. 20240923-0073614, Register's Office for Davidson County, Tennessee.*

This is (X) Improved OR ☐ Unimproved property located at 7124 Bay Cove Trail, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of September, 2024.

Warmax Holdings, LP,
a Texas General Partnership

By: _____(SEAL)
Warner R. Williams, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Warner R. Williams, 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 Managing Member of Warmax Holdings, LP, the within named bargainor, a Texas General Partnership, and that such Warner R. Williams, as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Warmax Holdings LP, a Texas General Partnership as Managing Member.

Witness my hand and seal, at office in 23 day of Sept, 2024.

_____
Notary Signature
My commission expires:_____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $539,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of September, 2024.

Lilley

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9/23/2024 (date of document).

Affiant Signature

9/23/2024
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 23 day of September, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25