Recording Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049087

Karen Johnson
Batch # 1229984
01/24/2025 10 15 20 AM
Fees $13 00 Taxes $27,195 00

Davidson County
DEEDWARR
2 pgs

20250124-0005613

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,350,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2025

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	Tax Information·
Alison K DiSalvo-Ryan 1335 Otter Creek Road Nashville TN 37215	New Owner	Tax Parcel ID No 145 10 0 025.00

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, **Randall Austin Rogers, Trustee and Sarah Jane Rogers, Trustee of The Rogers Family Trust U/A/D March 31, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alison K. DiSalvo-Ryan**, ("Grantees"), their 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. 124 on the Plan of TYNE VALLEY ESTATES, SECTION 8 of record in Book 3500, Page 148, Register's Office for Said County.

Said Lot No. 124 fronts 200 feet on the Southerly margin of Otter Creek Road and extends back between parallel lines 327 5 feet to a dead line in the rear.

Being the same property conveyed to Randall Austin Rogers, Trustee and Sarah Jane Rogers, Trustee of The Rogers Family Trust U/A/D March 31, 2017, by Quitclaim Deed from Randall Austin Rogers and Wife, Sarah Jane Rogers, of record in Instrument No. 20190228-0018108, in the Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 28, 2019

Being the same property conveyed to Randall Austin Rogers and Wife, Sarah Jane Rogers, by Quitclaim Deed from Randall Austin Rogers, Trustee and Sarah Jane Rogers, Trustee of The Rogers Family Trust U/A/D March 31, 2017, of record in Instrument No 20190228-0018106, in the Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 28, 2019

Being the same property conveyed to Randall Austin Rogers, Trustee and Sarah Jane Rogers, Trustee of The Rogers Family Trust U/A/D March 31, 2017, by Quitclaim Deed from R Austin Rogers and Sarah Rogers, husband and wife, of record in Instrument No. 20170816-0084171, in the Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on August 16, 2017

Being the same property conveyed to R Austin Rogers and Sarah Rogers, husband and wife, by Warranty Deed from Jimmy M Evans, Jr and Michelle H. Evans, husband and wife, of record in Instrument No 20161010-0106694, in the Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 10, 2016

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 2025 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 TYNE VALLEY ESTATES, SECTION 8, as recorded in Plat Book 3500, Page(s) 148.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1760, Page 317.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3899, Page 267 and Book 3935, Page 239

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7765, Page 574.

This is improved property located at 1335 Otter Creek Road 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 22nd day of January, 2025

The Rogers Family Trust U/A/D March 31, 2017

BY. Randall Austin Rogers, Trustee

BY. Sarah Jane Rogers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Austin Rogers and Sarah Jane Rogers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for The Rogers Family Trust U/A/D March 31, 2017, 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, at office, this 22nd day of January, 2025

Notary Public

My Commission Expires

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026