ANGELA HYDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Rodgers-T25-010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 18TH DAY OF MARCH, 2025.

(Affix Seal) Notary Public

My Commission Expires: 10/24/28

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**TITLE SOLUTIONS, LLC**
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

| Address of New Owner(s): | Send Tax Bills To: | Tax ID No(s).: |
|---|---|---|
| Abner Rodgers and Mary H Rodgers | Same | 040.00-0-145.00 |
| 7556 Old Hickory Boulevard | | |
| Whites Creek, TN 37189 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Taylor M, LLC, a Kentucky limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Abner Rodgers and Mary H Rodgers, husband and wife,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Caudill Subdivision, Section 3, of record in Book 7900, Page 655, Register's Office for Davidson County, Tennessee.

Previously conveyed to BFT Investments, Limited Partnership by Warranty Deed from Nancy Frazier recorded in Instrument No. 200305160067446.

Property located at 4015 Clarksville Pike Nashville, TN 37218 is also being taken as Collateral.

Land in Davidson County, Tennessee, being Lot No. 7, Block "BB" on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary Rodgers, a married woman and Charner Lynn Rodgers, an unmarried woman, as joint tenants with right of survivorship by deed from Mary Rodgers, a married woman of record in Instrument No. 20241120-0090245, recorded on 11/20/2024, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items and set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1248918 DEEDWARR
03/21/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250321-0021072

unimproved ☐
This is improved ☑ Property known as: **7556 Old Hickory Boulevard, Whites Creek, TN 37189**

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, the GRANTOR, 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 that 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 my/our hand(s) this 17 day of March, 2025.

Taylor M, LLC, a Kentucky limited liability company

BY: _____
Eric W. Taylor, Sole Member

STATE OF ~~Tennessee~~ KENTUCKY

COUNTY OF ~~Sumner~~ JEFFERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, ERIC W. TAYLOR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of TAYLOR M. LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ERIC W. TAYLOR as SOLE MEMBER.

Witness my/our hand(s) this 17 day of March, 2025.

_____
Notary Public

My Commission Expires: 3/23/27

Tennessee Certification of Electronic Document

I, Abby L. Woodward, 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 3-17-25 (date of document).

Affiant Signature

March 19, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19 day of March, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28