Name and Address of New Owner:
Bernard Dougherty and Miranda Dougherty
2720 Cato Ridge Drive
Nashville, TN 37218

Send Tax Bills To:
JMAC Lending, Inc.
3200 Park Center Dr. Ste 350
Costa Mesa, CA 92626

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 058-09-0A-245.00

Karen Johnson Davidson County
Batch# 1249467 DEEDWARR
03/24/2025 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20250324-0021815

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, **Allman Rollins and Peggy Rollins, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bernard Dougherty and Miranda Dougherty, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 232, on the plan of Jordan Ridge at Eaton's Creek Phase 7, Section 2, as shown on plan of record in Instrument No. 20080205-0012163, Register's office for said county, to which plan reference in hereby made for a more complete description.

Being the same property conveyed to Allman Rollins and Peggy Rollins by Warranty Deed from Robert Devlin, married and Audrey J. Devlin, widow, dated May 9, 2018, of record in Instrument No. 20180511-0045378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 2720 Cato Ridge Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 17th day of March, 2025.

Allman Rollins by
Peggy Rollins, Attorney-in-Fact
_____(SEAL)
Allman Rollins
By: Peggy Rollins, his attorney in fact

_____(SEAL)
Peggy Rollins

STATE OF D.C.
COUNTY OF D.C.

On this 17th day of March, 2025, before me personally appeared Peggy Rollins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2025.

_____
Notary Signature
My commission expires: 11/14/2029

SHERROD HOWARD NOTARY PUBLIC My Comm. Exp. Nov 14, 2029 DISTRICT OF COLUMBIA

STATE OF D.C.
COUNTY OF D.C.

On this 17th day of March, 2025, before me personally appeared Peggy Rollins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allman Rollins pursuant to a Specific Power of Attorney March 17, 2025 and filed of record in Instrument No. 20250320-0020538, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Allman Rollins, as his attorney in fact.

Witness my hand and seal this 17th day of March, 2025.

_____
Notary Public
My Commission Expires: 11/14/2029

SHERROD HOWARD NOTARY PUBLIC My Comm. Exp. Nov 14, 2029 DISTRICT OF COLUMBIA

AFFIDAVIT OF VALUE

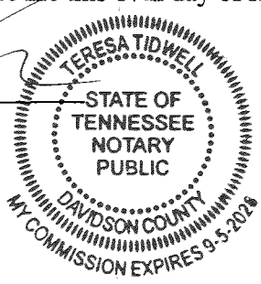
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of March, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 03/17/25 (date of document).

Affiant Signature

03/17/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 17th day of March, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL