Karen Johnson Davidson County
Batch# 1256570 DEEDWARR
04/04/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20250404-0025815

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $368,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of April, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicole L. Hearn	Southern Bank of Tennessee	165-13-0A-155.00-CO
(NAME)	(NAME)	
4333 Mystic Valley Ct	675 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN 37122	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Almichael Rodgers and Patrice D. Rodgers, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicole L. Hearn, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Peppertree Forest, Section Nine, a Planned Unit Development of record in Plat Book 7900, Page 760, 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 Patrice D. Hubbard, unmarried by Warranty Deed from Eduardo A. Burgess and wife, Camille N. Burgess of record in Instrument No. 20031007-0147742 Register's Office for Davidson County, Tennessee, dated September 30, 2003 and recorded on October 07, 2003.

Being the same property conveyed to Almichael Rodgers and Patrice D. Rodgers, husband and wife by Quitclaim Deed from Patrice D. Hubbard N/K/A Patrice D. Rodgers, married of record in Instrument No. 20180709-0065981 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on July 09, 2018.

This property is __unimproved _X_improved property known as: 4333 Mystic Valley Ct, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of April, 2025.

Almichael Rodgers

Patrice D. Rodgers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Almichael Rodgers and Patrice D. Rodgers, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2025.

Notary Public
My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 4/3/25.

Celia Stewart Rouse
Affiant Signature

4/3/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of April, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY