Karen Johnson Davidson County
Batch# 1260766 DEEDWARR
04/17/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,548.45
20250417-0029382

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350265**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $418,500.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2025. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Molly Bell Mellberg and Gavin Edward Mellberg 1315 Winthorne Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 120 09 0 152.00

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, **Jonathan Rogers, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Molly Bell Mellberg and Gavin Edward Mellberg, wife and husband**, ("Grantees"), its successors, 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. 5D39 on the Plan of GLENGARRY PARK, SECTION 5-D of record in Plat Book 3600, Page 36, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Rogers, a single man, by Warranty Deed from John T. Lewis, unmarried, of record in Instrument No. 20181120-0114254, in the Register's Office of Davidson County, Tennessee, dated November 16, 2018, and recorded on November 20, 2018.

Elizabeth Morse joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

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 GLENGARRY PARK, SECTION 5-D, as recorded in Plat Book 3600, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3675, Page 278.

Easement for Sidewalk and/or Right(s)-of-Way, recorded in Instrument No. 20220408-0040915.

This is improved property located at 1315 Winthorne Drive Nashville TN 37217

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 16th day of April, 2025.

Jonathan Rogers

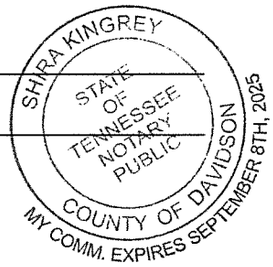
Elizabeth Morse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Rogers and Elizabeth Morse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2025.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 16, 2025.

J. Carlton Drumwright

April 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY