WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1277243 DEEDWARR
05/23/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250523-0040895

File #25-PA-6015-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evan R. Stoddard and Kari N. Stoddard	**SWBC Mortgage Corporation**	
(NAME) **6015 Baltic Drive**	(NAME) **9311 San Pedro Avenue, Suite 100**	**086 02 0 013.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS ROSE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EVAN R. STODDARD AND KARI N. STODDARD, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 123 on the Plan of DODSON HEIGHTS, as of record in Plat Book 2900, Page 113, in the Register's Office for said County, Said Lot No. 123 fronts 60 feet on the Northerly side of Baltic Drive, and extends back between lines, 139.4 feet on the Westerly side, and 130.2 feet on the Easterly line, in the rear on which it measures 61 feet.

Being the same property conveyed to Thomas Rose Properties LLC, a Tennessee limited liability company, by Quitclaim Deed from Phillip Cordell and Shannon Cordell, husband and wife, of record in Instrument No. 20220419-0044733, in the Register's Office of Davidson County, Tennessee, dated April 7, 2022 and recorded on April 19, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DODSON HEIGHTS, as recorded in Plat Book 2900, Page(s) 113.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3130, Page 623 as amended in Book 3161, Page 279.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6015 Baltic Drive, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEE(S), 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 the 22nd day of May, 2025.

Thomas Rose Properties LLC, a Tennessee Limited Liability Company

By: _____
Phillip Cordell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

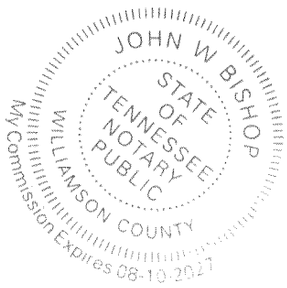
Before me, the undersigned, of the state and county mentioned, personally appeared Phillip Cordell, Member of Thomas Rose Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Thomas Rose Properties LLC, the within named bargainor, a Limited Liability Company, and that such Phillip Cordell, Member of Thomas Rose Properties LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 22nd day of May, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



True Copy Certification

I, **Pam Autry,** 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 this the 22 day of May, 2025.

Affiant Signature

Date 5/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires