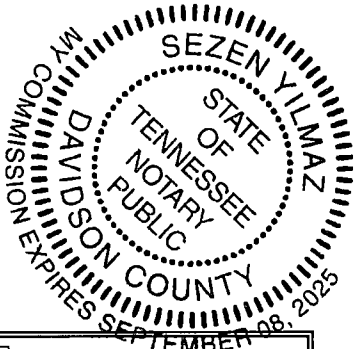
Karen Johnson Davidson County
Batch # 1289201 DEEDWARR
06/24/2025 10 55 29 AM 3 pgs
Fees $18 00 Taxes $1,572 50

20250624-0049609



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38694-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is· $425,000.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To·	Tax Information·
Meghan Merklein Erika Johnson 3218 Kinross Avenue Nashville, TN 37211	NEW OWNER	Map and Parcel No : 133 02 0 175.00

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, Evann Lindsey Rogers, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Meghan Merklein, married and Erika Johnson, married as joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3218 Kinross Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto

Cole Rogers, spouse of Grantor Evann Lindsey Rogers, joins in the execution of this instrument for the express purpose of conveying to Grantees all of his interest, marital or otherwise, in the subject property.

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 the 23rd day of June, 2025.

GRANTOR:

Evann Lindsey Rogers

Cole Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evann Lindsey Rogers and Cole Rogers, 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 23rd day of June, 2025.

Notary Public
My Commission Expires:

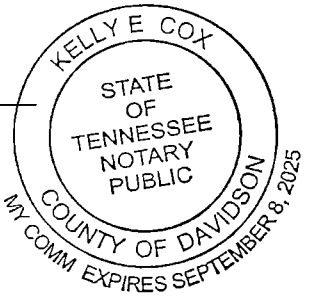


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of AIRDRIE SUBDIVISION B, as of record in Plat Book 547, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Evann Lindsey Perry, unmarried, by Warranty Deed from Mary Elaine Winters, a single person, of record in Instrument No. 20171017-0106364, in the Register's Office of Davidson County, Tennessee, dated October 12, 2017 and recorded on October 17, 2017.

Being the same property conveyed to Evann Lindsey Rogers, a married woman, by Quitclaim Deed from Evann Lindsey Rogers, f/k/a Evann Lindsey Perry, married to Cole Allan Rogers, of record in Instrument No. 20211123-0155642, in the Register's Office of Davidson County, Tennessee, dated November 10, 2021 and recorded on November 23, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AIRDRIE SUBDIVISION B, as recorded in Plat Book 547, Page(s) 42.