WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291520 DEEDWARR
06/30/2025 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20250630-0051082

BG-PPP-25-1306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27 (AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Dale Sadler and Saul Solomon	**New Owner**	
(NAME)	(NAME)	**120-02-0-162.00**
1306 Mercury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **KARA E. ROUSH, AN UNMARRIED WOMAN, AND AND PARKER A. ROUSH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL DALE SADLER, AN UNMARRIED MAN, AND SAUL SOLOMON, A MARRIED MAN,** 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. 92 on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 60.0 feet on the north side of Mercury Drive and runs back 175.0 feet on the west line and 175.0 feet on the east line to a line in the rear which measures 60.0 feet thereon.

Being the same property conveyed to Parker A. Roush and Kara E. Roush, husband and wife by Warranty Deed from Thomas J. Powell and wife, Christine Powell f/k/a Christine Ree of record in Instrument No. 20170302-0020586 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 02, 2017.

Parker A. Roush and Kara E. Roush having since divorced of record in Docket No. 22D1024 in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1682, Page 1, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1306 Mercury Drive, Nashville, Tennessee 37217.

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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand(s) this the 27 DAY OF JUNE, 2025.

Kara E. Roush

Kara E. Roush

Parker E. Roush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



Witness my/our hand(s) this the 27 DAY OF JUNE, 2025.

Kara E. Roush

Parker Roush

Parker A. Roush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Christen Rabe, 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 **June 27, 2025**.

Date

Affiant Signature

6/27/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **27th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

