Karen Johnson Davidson County
Batch# 1297172 DEEDWARR
07/14/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20250714-0055253

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025

Notary Public

File No. KS-25-10325

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Rodgers and Mary F. Rodgers	Richard W. Rodgers and Mary F. Rodgers	
(NAME)	(NAME)	
2116 19th Avenue South	**New Owner**	104-16-0-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Clayton, Trustee of Jenifer A. Clayton Irrevocable Trust Agreement dated November 18, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard W. Rodgers and Mary F. Rodgers, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 52 feet of Lot No. 41 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56 and revised in Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 41 fronts 50 feet on the Easterly side of 19th Avenue South and runs back 163.2 feet, more or less, on the Northerly line and 163.8 feet, more or less, on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to John Clayton and Jenifer Clayton, husband and wife by Warranty Deed from Stone Oak Builders, LLC, a limited liability company of record in Instrument No. 20200327-0033502 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 27, 2020.

Being the same property conveyed to John Clayton and Jenifer A. Clayton, Trustees, Clayton Revocable Trust dated April 21, 2016 by Quitclaim Deed from John Clayton and Jenifer Clayton, husband and wife of record in Instrument No. 20210405-0044070 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021.

Being the same property conveyed to Jenifer A. Clayton by Quitclaim Deed from John Clayton and Jenifer A. Clayton, Trustees, Clayton Revocable Trust dated April 21, 2016 of record in Instrument No. 20211122-0154799 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 22, 2021.

This is property more commonly known as 2116 19th Avenue South, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 10th day of July, 2025.

Jenifer A. Clayton Irrevocable Trust
Agreement dated November 18, 2021

By: _____
John Clayton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2025, before me personally appeared John Clayton, Trustee of Jenifer A. Clayton Irrevocable Trust Agreement dated November 18, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2025.

_____
Notary Signature
My commission expires: 3.3.2028

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 **7/10/25**.

Date

Affiant Signature

7/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **July**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)