Karen Johnson Davidson County
Batch# 1297663 DEEDWARR
07/15/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250715-0055495

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Kevin D. Lilley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of June, 2025

Notary Public

Commission Expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Travis Sparks 106 Dupont Avenue Madison, TN 37115	Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226	043-09-0-186

WARRANTY DEED

FOR AND IN 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,

Michael Wayne Rochelle, Devisee/Executor and Roger B. Rochelle, Jr., Devisee for the Estate of Roger Rochelle

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Travis Sparks

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A 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. 10 and 11 of Block "C" on the Map of Woodlawn Estates, as of record in Book 843, Page 82 Register's Office for said county.

Being the same property conveyed to Roger Burrus Rochelle and wife, Bonnie S. Rochelle, by Warranty Deed from W.L. Goad and wife Hilda Jean Goad, of record in Book 2448, page 313, Register's Office for Davidson County, Tennessee, dated September 3, 1955 and recorded on September 6, 1955. The said Bonnie J. Rochelle died on or about March 24, 2005, leaving Roger Burrus Rochelle as the surviving tenant by the entirety. The said Roger Burrus Rochelle died on or about January 04, 2024. Reference is made to his last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 24P132, in which he devised the subject property to Michael Wayne Rochelle and Roger R. Rochelle, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 106 Dupont Avenue, Madison, TN 37115

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 so 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.

Dated this the 25th day of June, 2025.

Michael Wayne Rochelle, Devisee

Michael Wayne Rochelle, Executor

Roger B. Rochelle, Jr., Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2025, before me personally appeared Michael Wayne Rochelle, Devisee and Executor and Roger B. Rochelle, Jr. Devisee for the Estate of Roger Rochelle, 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 25th day of June, 2025.

Notary Signature
My commission expires:

CORY ANN SCHULZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley 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 7/1/2025 (date of document).

Affiant Signature

July 1, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Amy Wall
Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28