Karen Johnson Davidson County
Batch# 1311839 DEEDWARR
08/20/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20250820-0066413

Name and Address of New Owner:
Avery Fields
3221 Bray Drive
Nashville, Tennessee 37218

Send Tax Bills To:

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 059-00-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Randall Bogle, as court appointed signor for all cotenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Avery Fields, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 13th Civil District of Davidson County, as described according to an unrecorded survey by Petty & Petty Surveyors, dated April 11, 1974, as follows:

Said property begins at an iron pin on the south margin of Bray Drive, said pin being common northeast corner of the subject property, and the north west corner of property of W.L. Bainbridge; thence S. 07°22'57" W., 116.37 feet with Bainbridge, west line to an iron pin; thence S. 09°33'20" E., 141.14 feet to an iron pin; thence S. 38°11'47" W., 46.36 feet to an iron pin at the line of the property conveyed to Minnie Pearl Davis and Walter Davis; thence with the Davis north line S. 82°41' W., 499.7 feet to an iron pin; thence with the same bearing 50' to a second iron pin; thence N. 07°39' W., 548.03 feet to an iron pin, the north line of the herein described property; thence S. 70°05'04" E., 137.33 feet to an iron pin; thence N. 74°22'46" E., 178.66 feet to an iron pin; thence S. 23°44'28" E., 230.28 feet to an iron pin; the south west corner of Bray Drive which dead ends into the east line of the herein described thence easterly with the south margin of Bray Drive, 105.01 feet to an iron pin; thence around a curve to the east, with Bray Drive 126.64 feet to the point of beginning and containing 5.48 acres, more or less.

Being the same property conveyed to Randall Bogle, a 1/4 undivided interest, as court appointed grantor pursuant to Chancery Court Division I of Davidson County Case No. 23-1557-I; Leonard W. Bogle (1/8 undivided interest); Steve Bogle (1/8 undivided interest); Tim Duggan

(3/12 undivided interest); Patsy Thrasher (3/12 undivided interest); Brenda Haggard (3/12 undivided interest); Johnnie Bogle, Sr. (1/4 undivided interest); his heirs and assigns, by Administrator's Quit Claim Deed from Johnnie Bogle, Sr., Administrator for the Estate of Milford W. Bogle, of record in Instrument No. 20220916-0103496, in the Register's Office of Davidson County, Tennessee, dated September 12, 2022, and recorded on September 16, 2022.

Being the same property conveyed to Milford W. Bogle and wife, Mary E. Bogle by deed of record in Book 4936, Page 53, Register's Office for Davidson County, Tennessee. Milford W. Bogle and Mary E. Bogle were married at the time of her death of January 10, 2008, and the property then vested in Milford W. Bogle as the surviving tenants by the entirety. Milford W. Bogle died on July 23, 2020, leaving as his only heirs at law, the following: Johnny Bogle, Leonard Wayne Bogle, Steve Bogle, Patricia Thrasher, Timmy Dudding, Brenda Haggard and Randall Bogle.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2025.

Randall Bogle (SEAL)
Randall Bogle, as court appointed signor for all cotenants

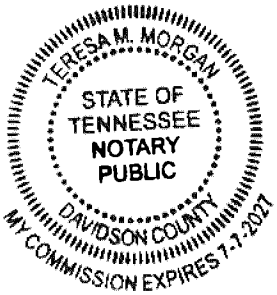
Randall Bogle
Randall Bogle, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Randall Bogle, 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 15th day of August, 2025.

Teresa Morgan
Notary Signature
My commission expires: 7/7/2027



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $427,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Morgan
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Signature
My commission expires: 5/9/26



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 15, 2025

August 19, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 19 day of August, 2025.

Notary Public:

My Commission Expires: 7.6.26