WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328691 DEEDWARR
10/01/2025 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,447.63
20251001-0078185

Y-BL-25-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,250.00.

Stephanie Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM 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)
Patterson Joint Revocable Trust, dated April 23, 2021	**Same as New Owner**	
(NAME)	(NAME)	**128-12-0A-099.00-CO**
1245 Cliftee Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **GENEVIEVE ROGERS AND STEPHEN JAMES ROGERS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATTERSON JOINT REVOCABLE TRUST, DATED APRIL 23, 2021,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 99, Building 21, of Section 4, Phase 1B, Eagle Ridge at The Reserve Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20011011-0110875, and amended in Instrument No. 20030108-0003691, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed.

Being the same property conveyed to Genevieve Rogers and Stephen James Rogers, wife and husband by Warranty Deed from Brian Jones, an unmarried man of record in Instrument No. 20200729-0083739 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 29, 2020.

This conveyance is subject to:
- All matters shown on the Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page(s) 896 through 898 inclusive, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, as corrected by Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, Instrument No. 20030108-0003688 and Instrument No. 20030108-0003691, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010116-0004521, Register's Office for Davidson County, Tennessee.
- Charter for Eagle Ridge at the Reserve Home Owner's Association of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.
- Option Agreements of record in Book 5074, Page 856 (at Page 886) and Book 9600, page 924, and Conditional Release in Instrument No. 20000831-0086324, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement in favor of Belle Forest, a Joint Venture of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Drainage easement in favor of The State of Tennessee of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee.
- Easement for Construction and Maintenance of a Drainage Facility granted to the State of Tennessee of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20140924-0087653, in the Register's Office for Davidson County, Tennessee.
- All Matters appearing on the Plan of record in Instrument Number 20030106-0001894, in the Register's Office for Davidson County, Tennessee.
- Declaration of Reciprocal Access and Maintenance Easement of record in Instrument Number 20191001-0100109, 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: **320 Old Hickory Blvd. Unit 2103, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2025.

Genevieve Rogers

Witness my/our hand(s) this the 30TH DAY OF SEPTEMBER, 2025.

Stephen James Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENEVIEVE ROGERS, 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 29th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN JAMES ROGERS, 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 30th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 09/30/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 09/30/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

My Commission Expires: 