Karen Johnson Davidson County
Batch# 1332294 DEEDWARR
10/09/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20251009-0080761

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510764

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$570,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of October 2025.

Notary Public
My Commission Expires: 03/03/2026

WARRANTY DEED

THIS INDENTURE, made this 7th day of October 2025, among:

HEIRLOOM PROPERTIES, LLC - SERIES 8485 INDIAN HILLS DRIVE, P.S.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANDREW ROGERS AND KRISTEN MARLOR, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of McCrory Trace Estates of record in Plat Book 6900, pages 720 through 723, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Wallace and Casey Wallace, husband and wife by deed from Roberta Daly, Executor of the Estate of Cherie L. Austin, dated December 9, 2021, of record in Instrument No 20211213-0164601, Register's Office for Davidson County, Tennessee. The property was further conveyed to Heirloom Properties, LLC - Series 8485 Indian Hills Drive, P.S. by deed from Kyle David Wallace and Casey Wallace, husband and wife, dated November 4, 2022, of record in Instrument No. 20221107-0119525, said Register's Office.

Being also known as 8485 Indian Hills Drive, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall

be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Heirloom Properties, LLC - Series
8485 Indian Hills Drive, P.S.

BY: _____

Kyle D. Wallace, member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kyle D. Wallace, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Heirloom Properties, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Member.

Witness my hand and official seal this 7TH day of October 2025.

_____
Notary Public

My Commission Expires: 07/03/2028

Owner Name & Property Address:

Name: Andrew Rogers and Kristen Marlor
Address: 8485 Indian Hills Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: ANDREW & KRISTEN MARLOR
Address: 8485 INDIAN HILLS DR.
City, State, Zip: NASHVILLE, TN 37221

Tax ID: 155-10A-037.00

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 7th, OCTOBER 2025.

Custodian's Signature 10/08/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 8th day of OCTOBER 2025.

Notary Public

MY COMMISSION EXPIRES: 5-24-28

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY