Karen Johnson Davidson County
Batch# 1333125 DEEDWARR
10/10/2025 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $4,292.00
20251010-0081167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON CAC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1464

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David John Rogers and Jill Elizabeth Rogers	David John Rogers and Jill Elizabeth Rogers	083-07-3B-001.00-CO
(NAME)	(NAME)	
807-A Porter Road	807-A Porter Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Sixty Thousand And No/100 Dollars ($1,160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN MICKLE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID JOHN ROGERS AND JILL ELIZABETH ROGERS, 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 Unit A, 807 Porter Road Homes, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions of record of record in Instrument No. 20161208-0128977, in the Register's Office for Davidson County, Tennessee, and shown on Exhibit "B" to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Mickle, a single man by Warranty Deed from Carolyn Sue Wenzel, Trustee of The PPM House Trust Agreement dated February 19, 2019 of record in Instrument No. 20220920-0104709, Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 20, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is improved ☑ property, known as 807-A Porter Road, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of October, 2025.

Ryan Mickle

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson AS

On this 6th day of October, 20 25, before me personally appeared Ryan Mickle, 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 (or person's) free act and deed.

Notary Public

Printed Name: Angie Seriano

Serial Number, if any: N/A

My Commission Expires: October 20, 2026

True Copy Certification

I, Yvette Meldrum, 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 _____, 2025.

Affiant Signature _____

_____, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 7. 2025.

Affiant Signature

10th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028