WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,000.00.

John Graham Rogers
Affiant

Subscribed and sworn to me on 11/03/25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1341987 DEEDWARR
11/04/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20251104-0087878

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Graham Rogers Bethany Kate Rogers 36 Nickleby Down Brentwood, TN 37027	FirstBank 722 Columbia Avenue Franklin, TN 37064	172 01 0A 061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin Stoffer and wife, Ashton Stoffer, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Graham Rogers and Bethany Kate Rogers, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61, on the Plan of COPPERFIELD REVISED, of record in Plat Book 6900, Pages 555, 556, 557, 558, and 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kevin Stoffer and Ashton Boyd a/k/a Ashton Brooke Stoffer, by Warranty Deed from Joel F. Hargraves and Shannon J. Barry n/k/a Shannon Barry Hargraves, husband and wife, of record in Instrument No. 20200403-0035755, in the Register's Office of Davidson County, Tennessee, dated April 01, 2020, and recorded on April 03, 2020.
>
> Ashton Boyd, Ashton Brooke Stoffer, and Ashton Stoffer are one and the same person.
>
> This is improved property known as 36 Nickleby Down, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 10/31/2025.

Kevin Stoffer

Ashton Stoffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/31/2025, before me personally appeared Ashton Stoffer and Kevin Stoffer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/31/2025.



NOTARY PUBLIC

My Commission Expires: 07/02/29

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 11/03/2025.

John Cobb Rochford

Date: 11/03/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11/03/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29