Karen Johnson Davidson County
Batch# 1343072 DEEDWARR
11/07/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20251107-0089066

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amy Juhnke and Hannah Carignan	Legacy Home Loans, LLC DBA Steadfast Mortgage	Map: 172120B07000CO
(NAME) 204 Seesaw Ct.	(NAME) 408 Highway 76	
(ADDRESS) Nashville, TN 37211	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-TWO THOUSAND AND NO/100 DOLLARS ($462,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAJUANA B. RODGERS F/K/A LAJUANA B. HILL, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMY RIANNE JUHNKE, AN UNMARRIED WOMAN, AND HANNAH CARIGNAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Section Five, Bradford Hills, of record in Book 7900, Pages 287 and 288, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lajuana B. Hill, by deed from William L. Solley and wife, Mylinda B. Solley, of record in Book 11233, Page 279, dated November 20, 1998, Register's Office for said County. The said Lajuana B. Hill is now known as Lajuana B. Rodgers.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 287 and 288, said Register's Office; (3) Charter for Homeowners Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee; (4) PUD Boundary of record in Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee; (6) Water Mains Easement of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee; (7) Agreement with Southern Bell Telephone Co. of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee; (8) Quitclaim Deed of common areas to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8069, Page 170, amended in Book 8372, Page 901, Book 8071, Page 531, amended in Instrument No. 20230831-0068146, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Lajuana B. Rodgers and Lajuana B. Hill being one and the same person.

unimproved ☐
This is improved ☒ property, known as 204 Seesaw Ct., Nashville, TN 37211
(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 my hand this 6th day of November, 2025.

Lajuana B. Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lajuana B. Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of November, 2025.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jodi Jackson,** 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 this the 10th day of November, 2025.

Affiant Signature
Date 11/6/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

