Karen Johnson Davidson County
Batch# 1343212 DEEDWARR
11/10/2025 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20251110-0089302

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 5th day of November, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kentucky Morrow and Rusha Majumder	Sage Home Loans Corp.	118-02-3A-001.00-CO
814A Horner Avenue	1423 Red Ventures Dr. Ste. 201	
Nashville, TN 37204	Fort Mill, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY RODEN AND KRISTY RODEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENTUCKY MORROW AND RUSHA MAJUMDER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, 814 Horner Avenue Townhomes, a Horizontal Property Regime With Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140908-0082224, amended and restated in Instrument No. 20150318-0023452, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gregory Roden and Kristy Roden, husband and wife by Warranty Deed from Chasidy Dionne Singleton, unmarried of record in Instrument No. 20191226-0132824 Register's Office for Davidson County, Tennessee, dated December 18, 2019 and recorded on December 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 814A Horner Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of November, 2025.

Gregory Roden

Kristy Roden

STATE OF TEXAS
COUNTY OF ~~COLLIN~~ Denton

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

Witness my hand and seal this 5th day of November, 2025.

Notary Public

My Commission Expires: 08/19/2028

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

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 November 5. 2025.

Affiant Signature

10th day of November, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

