THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152672** Karen Johnson Davidson County Batch # 1358036 DEEDWARR 12/15/2025 09:56:15 AM 2 pgs Fees: $13.00 Taxes: $7,307.50 20251215-0099410	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,975,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2025. Notary Public My Commission Expires: JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 08, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Haeberle and Patricia W. Haeberle 6525 Radcliff Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 157 00 0 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David C. Rogers and Leigh E. Rogers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Haeberle and Patricia Haeberle, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of SECTION TWO, DEVONSHIRE MANOR of record in Plat Book 5200, Page 242, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Rogers and Leigh E. Rogers, husband and wife, by Warranty Deed from Webb J. Earthman and wife, Kathryn O. Earthman, of record in Instrument No. 20150717-0070047, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015.

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 record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, DEVONSHIRE MANOR, as recorded in Plat Book 5200, Page(s) 242.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5580, Page 507.

Easement for Water Main, recorded in Book 5584, Page 865.

This is improved property located at 6525 Radcliff Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2025.

David C. Rogers

Leigh E. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David C. Rogers and Leigh E. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2025.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203