| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-9137-WE | COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER<br>IS GREATER, FOR THIS TRANSFER IS $ 1,475,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY<br>OF December, 2025<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch # 1358053 DEEDWARR
12/15/2025 10:19:38 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20251215-0099436

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Chris Rogers and Leigh Rogers** | New Owner | 104130F133.00 |
| 133 Brighton Close | | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William C. Sites and Cynthia S. Sites, Trustees of The Sites Revocable Living Trust, dated May 17, 2016**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Christopher Rogers and Leigh Emerson Rogers, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 No. 133 on the Plan of Unit 133 Brighton Close, Phase II a Planned Unit Development, a Horizontal Property Regime of record in Plat Book 7900, Page 623, 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 William C. Sites and Cynthia S. Sites, husband and wife by Warranty Deed from Patricia Crane, married of record in Instrument No. 20140210-0011266 Register's Office for Davidson County, Tennessee, dated February 7, 2014 and recorded on February 10, 2014.

Being the same property conveyed to William C. Sites and Cynthia S. Sites,Trustees of The Sites Revocable Living Trust, dated May 17, 2016, as Tenants by the entireties. by Warranty Deed from William C. Sites and Cynthia S. Sites, husband and wife of record in Instrument No. 20160617-0061780 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on June 17, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **133 Brighton Close, Nashville, TN 37205**

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 the 11 day of DECEMBER, 2025.

The Sites Revocable Living Trust, dated May 17, 2016

BY: William C. Sites, Trustee
William C. Sites
Trustee

BY: Cynthia S. Sites, Trustee
Cynthia S. Sites
Trustee

STATE OF _____
COUNTY OF _____

See attached California Cert.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William C. Sites,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Sites Revocable Living Trust, dated May 17, 2016,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William C Sites** as such **Trustee.**

Witness my hand and official seal this the ___ day of _____, _____.

My Commission expires: _____ _____

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia S. Sites,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Sites Revocable Living Trust, dated May 17, 2016,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Cynthia S. Sites** as such **Trustee.**

Witness my hand and official seal this the ___ day of _____, _____.

My Commission expires: _____ _____

Notary Public

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On December 11, 2025 before me, Elisa A. Guerrero, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared William C. Sites and Cynthia S. Sites
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELISA A. GUERRERO
Notary Public - California
Riverside County
Commission # 2476242
My Comm. Expires Dec 12, 2027

*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed.
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer – Title(s): _____ | ☐ Corporate Officer – Title(s): _____ |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer is Representing: _____ | Signer is Representing: _____ |

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