Karen Johnson Davidson County
Batch# 1360462 DEEDWARR
12/22/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20251222-0101338

WARRANTY DEED

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 10-25-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF DECEMBER, 2025.

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Myers and Olivia Myers	Same as new owner	
(NAME)	(NAME)	17210A00400CO
5512 Brookshire Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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, **Tuwisha Rogers, unmarried woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Myers and Olivia Myers, Husband and Wife** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 4 on the Plan of Custer Lot Development, Brentwood Cove, Revision 3, of record in Instrument No. 20010201-0009801, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Tuwisha Denise Rogers-Simpson, a married woman, by virtue of that certain Quit Claim Deed dated August 25, 2023, and being of record at Instrument No. 20230919-0073301 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Tuwisha Rogers and Harold Simpson, wife and husband by virtue of Quit Claim Deed dated July 16, 2020 at Instrument No. 20200810-0088670 in the said Register's Office.

Being the same property previously conveyed to Tuwisha Rogers, a single woman by virtue of Warranty Deed dated July 10, 2020 at Instrument No. 202007810-0088668 in the said Register's Office.

Tuwisha Rogers, being one and the same, and formerly known as Tuwisha Denise Rogers-Simpson.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5512 Brookshire Dr. Nashville, TN 37211 (unimproved)
(House Number) (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 17th day of December, 2025.

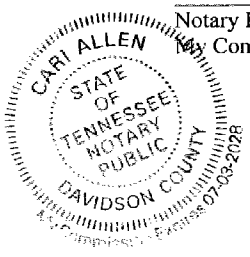
Tuwisha Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tuwisha Rogers**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2025.

Notary Public
My Commission Expires: 7-3-28



True Copy Certification

I, Yvette Meldrum, 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 December 17, 2025.

Signature
December 17, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 17, 2025

Notary's Signature

My Commission Expires: 10-25-26

