Karen Johnson Davidson County
Batch# 1363063 DEEDWARR
12/30/2025 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $910.20
20251230-0103780

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF Davidson} The actual consideration or value, whichever is greater for this transfer is $246,000.00 Affiant Subscribed and sworn to before me This 19 day of December 2025. Notary Public My Commission Expires: 1/24/29

STATE OF TENNESSEE NOTARY PUBLIC
JOSEPHINE REBECCA CLARK
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Modera LLC **5115 Maryland Way** **Brentwood, TN 37027**	New Owner	09510001700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Karen Jennings**, a widowed woman (hereinafter collectively referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Modera LLC** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

The Land is described as follows:

Land located in Davidson County, Tennessee, and being Lot NO. 179 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for said county.

Said Lot No. 179 fronts 100 feet on the northwesterly side of Bismark Drive and runs back between lines 215 feet, more or less on the northerly line and

Said Lot No. 179 fronts 100 feet on the northwesterly side of Bismark Drive and runs back between lines 215 feet, more or less on the northerly line and 220 feet, more or less, on the southerly line to the center line of Mill Creek as shown on said Plan on which it measures 135 feet, more or less.

Being the same property conveyed to Forest E. Jennings and spouse, Karen J. Jennings, by Warranty Deed from, Jessie M. Arney, unmarried, of record in Instrument NO. 20181025-0105619, and Scrivener's Error Affidavit recorded in Instrument Number corrects the vesting from Karen T. Jennings to Karen J. Jennings. Forest E. Jennings predeceased Karen T. Jennings on April 25, 2025, vesting all his interest in her as sole heir at law.

This improved property is commonly known as 521 Bismark Drive, Nashville, TN 37210.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Easement of record in Book 2199, Page 83 and Book 4305, Page 824, said Register's Office
4. Subject to all matters on plat Book 2331, Page 118, said register's office
5. Easement for the flow of Mill Creek and subject to any boundary line changes due to the flow of the water of Mill Creek.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantee does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of December 2025.

Grantor:
James Rusty Rust IV, Attorney In-Fact for
Karen Jennings

James Rusty Rust AIF

By: James Rusty Rust A.I.F

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, James Rusty Rust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney in Fact for Karen Jennings, and as such Attorney in Fact acknowledged the he is authorized to execute the foregoing instrument on behalf of Karen Jennings, the within named bargainor, and that he as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the Attorney in Fact for Karen Jennings.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of December, 2025.

Notary Public

My Commission Expires:

ROBERT J. NORTESTINE III
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22, 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Robert J. Notestine, III, 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 Dec 19, 2025.

AFFIANT SIGNATURE

12/29/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29 day of December, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1/24/29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029