This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25029-CC

Karen Johnson Davidson County
Batch# 1369274 DEEDWARR
01/13/2026 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260113-0002950

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of January, 2026.

Notary Public
My Commission Expires: 7-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas P. Rotert and Rebecca C. Rotert 123 Lincoln Court Nashville, TN 37205	Bank of America, N.A. 4500 Amon Carter Boulevard MS: TX2-981-03-21 Fort Worth, TX 76155	130-01-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stephen G. Gorham, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas P. Rotert and Rebecca C. Rotert, a married couple**, 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 all of Lot Nos. 18 & 19, Block 3, The Courts of Belle Meade, according to survey and plat of same appearing of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 18 & 19 of Block 3 adjoin and front together 60 feet on the easterly margin of Lincoln Court and extend back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Stephen G. Gorham, a single person by Warranty Deed from Robert E. Patterson and wife, Nancy Patterson, dated January 12, 1990, recorded January 16, 1990, of record in Book 8026, page 60, Register's Office for Davidson County, Tennessee.

This is improved property located at: **123 Lincoln Court, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of January, 2026.

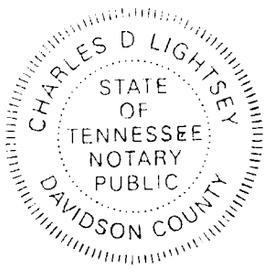
GRANTOR:

Stephen G. Gorham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stephen G. Gorham,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2026.



Notary Public
My Commission expires: 5/3/26

I, Kirsten Virden, 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 01/09/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/09/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of January, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

