WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369744 DEEDWARR
01/15/2026 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260115-0003534

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FIFTY THOUSAND AND 00/100 (250,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ADRIAN GHEORGHE (NAME)	**LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE** (NAME)	**072 05 0O 065.00**
600 EAST TRINITY LANE, # 22 NASHVILLE, TN 37207 (ADDRESS)	**408 HIGHWAYS 76 WHITE HOUSE, TENNESSE 37188** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of January, 2026, the undersigned, **GRIFFIN ROGERS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ADRIAN GHEORGHE, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **600 EAST TRINITY LANE, # 22, NASHVILLE, TN 37207** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 22A, on the Plan of HIGH VIEW FLATS, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for HIGH VIEW FLATS, of record in Instrument No. 20201216-0148644, as amended in Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, amended and subject unit shown In Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438, 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 Griffin Rogers, an unmarried man by Warranty Deed from High View Flats LLC, a Tennessee Limited Liability Company, of record Instrument No. 20240515-0036055 Register's Office for Davidson County, Tennessee, dated May 10, 2024, and recorded on May 15, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of January, 2026.

GRANTOR: GRIFFIN ROGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **GRIFFIN ROGERS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of January, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 this the 13 day of January, 2026.

Denise Woods
Affiant Signature
Date 1-13-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of January, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

