Karen Johnson Davidson County
Batch# 1373322 DEEDWARR
01/29/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20260129-0006316

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

06-NSH25-10503

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jillian Rose Rhoades and Perry Nicholas Rhoades 204 Bennett Drive Old Hickory, TN 37138	New Owners	044 13 0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Askins and Judy Goins, Now Know As Judy Askins, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jillian Rose Rhoades and Perry Nicholas Rhoades, wife and husband,** hereinafter called the Grantees, their successors 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. 53 on the Plan of THE KNOLL SUBDIVISION SECTION 4 of record in Plat Book 2854, Page 111, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Askins, single and Judy Goins, single, as joint tenants with right of survivorship, by Quitclaim Deed from Michael Askins, unmarried, of record in Instrument No. 20180123-0006922, in the Register's Office of Davidson County, Tennessee, dated December 23, 2017 and recorded on January 23, 2018.

Being the same property conveyed to Michael Askins, unmarried, by Warranty Deed from Jeremy Bockman, unmarried, of record in Instrument No. 20120105-0001085, in the Register's Office of Davidson County, Tennessee, dated Decembre 29, 2011 and recorded on January 05, 2012.

Judy Goins is now known as Judy Askins by virtue of marriage to Michael Askins.

Tax identification No. 044 13 0 010.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 204 Bennett Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of January, 2026

Michael Askins

Judy Askins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Askins and Judy Askins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 20th day of January, 2026.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 1/20/26.

Affiant Signature – Joshua A. Terry

1/21/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/21/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27