THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153166**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $904,500.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2026. Notary Public My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1379424
02/12/2026 10:28:30 AM
Fees: $13.00 Taxes: $3,346.65

Davidson County
DEEDWARR
2 pgs

20260212-0011144

WARRANTY DEED

Address New Owner: Margaret West Rolfe and Austin Rolfe 5105 Nevada Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-385.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Gibbes Hoogland and Marion H. Hoogland, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Margaret West Rolfe and Austin Rolfe, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee and being a part of Block No. 16 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada Avenue formerly 3rd Avenue and runs back between parallel lines, parallel with 120 feet west of the westerly margin of 51st Avenue, North 150 feet to an alley.

Being the same property conveyed to SAMUEL GIBBES HOOGLAND, by deed from STEVEN H. LUDLAM, AS TO A 25% UNDIVIDED INTEREST AND SARA R. LUDLAM, AS TO A 75% UNDIVIDED INTEREST, AS TENANTS IN COMMON, of record in Instrument No. 20231120-0090082, dated November 17, 2023, said Register's Office.

SAMUEL GIBBES HOOGLAND conveyed to SAMUEL GIBBES HOOGLAND and MARION H. HOOGLAND, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20250319-0019756, dated March 17, 2025, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-15-0-385.00.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

This is improved property located at 5105 Nevada Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of February, 2026.

Samuel Gibbes Hoogland

Marion H. Hoogland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Gibbes Hoogland and Marion H. Hoogland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026