Karen Johnson Davidson County
Batch# 1381873 DEEDWARR
02/17/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260217-0012467

STATE OF TENNESSEE
COUNTY OF DICKSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
5-16-29
(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH26-10788

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Zahn 1405 Whitetail Court Hermitage, TN 37076	IndeComm Global Services 1427 Energy Park Drive St Paul, MN 55108	087 02 0 029.00

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, **Bobby G. Rogers and wife, Kathleen D. Rogers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Zahn, a married man**, 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. 35 on the Plan of NEW HOPE MEADOWS - PHASE I FIRST REVISION, as of record in Plat Book 6900, page 653, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby G. Rogers and wife, Kathleen D. Rogers, by Warranty Deed from Jim L. Battin and wife, Charlotte A. Battin, of record in Book 8673, Page 240, in the Register's Office of Davidson County, Tennessee, dated January 06, 1992, and recorded on July 10, 1992.

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: 1405 Whitetail Court, Hermitage, TN 37076

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 11th day of February, 2026

Bobby G. Rogers

Bobby G. Rogers

Kathleen D. Rogers

Kathleen D. Rogers

STATE OF TENNESSEE

COUNTY OF Williamson

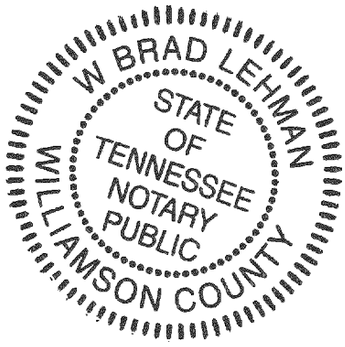
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobby G. Rogers and Kathleen D. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed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

Witness my hand and seal at Brentwood, Tennessee, this 11th day of February, 2026.

W Brad Lehman

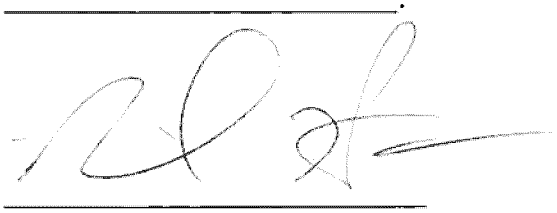
Notary Public

My Commission Expires: 8/19/2028



Certificate of Authenticity

I, Nick Harris, 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 2/13/26.



Affiant Signature

2/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of February, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

