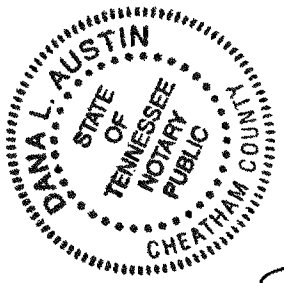
Karen Johnson Davidson County
Batch# 1384071 DEEDWARR
02/23/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20260223-0014140

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS **TRANSFER IS $120,000.00.**

R. Mead
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 2/20/26.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/25/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F, Clarksville, TN 37043
File # 9286-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James Christy and Rebecca Mead	Same	029-00-0-279.00
5624 Eatons Creek Road		
Nashville, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE **HEREINAFTER NAMED GRANTEE(S),** AND OTHER GOOD AND VALUABLE **CONSIDERATIONS, THE RECEIPT OF WHICH IS** HEREBY ACKNOWLEDGED,

Shane Rogers and Kelly Rogers, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Christy and Rebecca Mead, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), **THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT** OR PARCEL OF LAND DESCRIBED AS FOLLOWS, **TO-WIT:**

A certain tract or parcel of land in Davidson County, **State of Tennessee, described as follows,** to-wit:

Being Tract No. **2 on the Plan of the Engram Property as shown on survey of Petty & Petty, dated December** 5, 1973, more **particularly described as follows:**

BEGINNING **at a point on the easterly margin of Eaton's Creek Road, said point being 162.5 feet southerly**

along the easterly margin of Eaton's Creek Road from the northwesterly corner to the property conveyed to John T. Bottom, Jr., et ux, by deed from Jessie Holt Brown, et al, of record in Book 4754, page 851, Register's Office for Davidson County, Tennessee; thence along the easterly margin of said Road S. 6 deg. 30' E. 162.5 feet; thence N. 89 deg. 00' E. 932 feet; thence N. 2 deg. 00' E. 135 feet; thence N. 89 deg. 45' W. 956.5 feet to the **point of beginning.**

Being the same property **conveyed to Shane Rogers and Kelly Rogers by Warranty Deed** from Allyson N. Griffin dated August **16, 2018 and recorded August 17, 2018 in Instrument No.** 20180817-0081942, Register's Office of **Davidson County, Tennessee.**

This is property known **as** 5624 Eatons Creek Road Nashville, TN 37080

THIS CONVEYANCE **IS MADE SUBJECT TO THE** FOLLOWING:

- TAXES FOR **THE YEAR 2026 AND SUBSE**QUENT YEARS.
- ANY AND ALL **EXISTING EASEMENTS,** RESTRICTIONS AND MATTERS SHOWN OF RECORD IN **THE REGISTER'S OFFICE FOR** SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 2/20/26

Shane Rogers

Shane Rogers

Kelly Rogers

Kelly Rogers

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Shane Rogers and Kelly Rogers , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing **the within instrument for the purposes therein** contained.

Witness my hand and official seal, on 2/20/26

NOTARY PUBLIC
My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 February 20, 2026.

Date: February 20, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this February 20, 2026.

Notary Public
My Commission Expires: 7/25/26

