WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384951 DEEDWARR
02/24/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20260224-0014613

File #26-TC-0108-C

(SEAL)
CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 11/17/2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Neal and Natalie Ann Brown	New Owner	155 03 0A 021.00
(NAME)	(NAME)	
108 Rolling River Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

CALEB M. HAWKINS AND ANNE LAURENCE CHENERY HAWKINS, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THOMAS NEAL, AND NATALIE ANN BROWN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the plan of ROLLING RIVER ESTATES, SECTION 1, as of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate legal description.

Less and Except:
Right-of-Way: Beginning at a point along the Northern existing right-of-way of Poplar Creek Road, being the most Southwestern corner of the Carlton L. Powell, Et Ux, property in common with the David W. Hill, Et Ux, property, Deed Book 5687, Page 749, R.O.D.C. Tennessee along the property line North 0 degrees 0 minutes 0 seconds West, 5.00 feet to a point; thence proceed along a new line North 89 degrees 48 minutes 9.2 seconds East, 57.28 feet to a point; thence continuing along a new curve with a radius of 1197.77 feet, a central angle of 1 degrees 54 minutes 14.9 seconds East, 5.00 feet to a point; thence proceed along the existing right-of-way with a curve to the right having a back tangent bearing of South 88 degrees 5 minutes 45.1 seconds West, a radius of 1002.77 feet, a central angle of 1 degrees 42 minutes 24.2 seconds, and an arc length of 35.83 feet to a point; thence continue along a line South 89 degrees 48 minutes 9.2 seconds West, 57.30 feet to the point of the beginning. Said right-of-way contains 465 square feet, more or less.

Temporary Construction Easement: Beginning at a point along the Northern proposed right-of-way of Poplar Creek Road, being the Southwestern corner of the aforementioned Powell-Hill property line along the property line North 0 degrees 0 minutes 0 seconds West, 10.00 feet to a point; thence proceed along a new line North 89 degrees 48 minutes 9.2 seconds East, 16.63 feet to a point; thence continue along a new line North 72 degrees 55 minutes 59.8 seconds East, 51.81 feet to a point; thence continuing along a new line North 89 degrees 50 minutes 6.3 seconds East, 144.15 feet to a point; thence continuing along a line North 69 degrees 2521.1 seconds East, 18.40 feet to a point; thence proceeding along the property line of the aforementioned Powell property in common with the Shane R. Lankford, Et Ux, property, Deed Book 6420, Page 114, R.O.D.C., Tennessee at 351 degrees 50 minutes 0 seconds East, 12.08 feet to a point; thence proceeding along the aforementioned Powell property line in common with the Paul L. Richardson and Mary S. Richardson property, Deed Book 5766, Page 420, R.O.D.C., Tennessee at South 8 degrees 30 minutes 0 seconds East, 5.17 feet to a point; thence proceeding along the existing right-of-way with a curve to the right having a back tangent bearing of South 81 degrees 5 minutes 40.5 seconds West, a radius of 1192.77 feet, a central angle of 7 degrees 0 minutes 4.6 seconds, and an arc length of 145.75 feet to a point; thence continuing along a line South 1 degrees 54 minutes 17.4 East, 5.00 feet to a point; thence proceeding along the proposed right-of-way line with a curve to the right having a back tangent bearing South 88 degrees 5 minutes 45.1 seconds West, a radius of 1197.77 feet, a central angle of 1 degrees 42 minutes 24.2 seconds, and an arc

length of 35.68 feet to a point; thence continuing with a line South 89 degrees 48 minutes 9.2 West 57.28 feet to the point of beginning, containing 3,850 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Caleb M. Hawkins and Anne Laurence Chenery Hawkins, a married couple, by Warranty Deed from William A. Botting and Heather Kay Botting, husband and wife, of record in Instrument No. 20220921-0104906 in the Register's Office of Davidson County, Tennessee, dated September 16, 2022, and recorded on September 21, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, SECTION 1, as recorded in Plat Book 4860, Page(s) 27.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950, as amended in Book 4871, Page 640.
* Easement for Right of Way, recorded in Instrument No. 20220921-0104906.
* Charter for Rolling River Estates, Inc., recorded as Book 4892, Page 671, as amened in Book 8276, Page 552.
* By Laws for Rolling River Estates, Inc. recorded as Book 4892, Page 679.
* Common Open Space Deed recorded as Book 5689, Page 652.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CALEB M. HAWKINS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202602240014611___, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ANNE LAURENCE CHENERY HAWKINS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202602240014612___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **108 Rolling River Court, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with 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 is 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/our hand(s) this the 20th day of February, 2026.

Caleb M. Hawkins by ____, attorney in Fact
Caleb M. Hawkins by John Bishop, Attorney-In-Fact

Anne Laurence Chenery Hawkins by ____, attorney in Fact
Anne Laurence Chenery Hawkins by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CALEB M. HAWKINS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CALEB M. HAWKINS**.

Witness my hand and official seal this **20th** day of **February, 2026**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ANNE LAURENCE CHENERY HAWKINS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ANNE LAURENCE CHENERY HAWKINS**.

Witness my hand and official seal this **20th** day of **February, 2026**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/20/2026 (date of document).

Emma Howard
Affiant Signature

2/20/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL