WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on 03/9/26.

NOTARY PUBLIC

My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1390584 DEEDWARR
03/10/2026 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260310-0018793

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica Lynn Rogers and Jeremy Joseph Dowdy 3103 Hillside Rd Nashville, TN 37207	New Owner	060 08 0 042.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TEN7TEEN PROPERTIES LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jessica Rogers, unmarried and Jeremy Dowdy, unmarried, as Joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Northerly 50 feet of the Westerly 150 feet of the Southerly 120 feet of Lot No. 11 on the Map of E.A. LINDSLEY SUBDIVISION on the Dickerson Road, as of record in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 11 fronts 50 feet on the Easterly side of Hillside Road and extends back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to TEN7TEEN PROPERTIES LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241106-0086146, in the Register's Office of Davidson County, Tennessee, dated October 31, 2024, and recorded on November 06, 2024.
>
> This is Improved property, known as 3103 Hillside Rd, Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 03/ 09 /26.

TEN7TEEN PROPERTIES LLC,
a Tennessee Limited Liability Company

By: Michael Tyler
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Michael Tyler, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of TEN7TEEN PROPERTIES LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing for TEN7TEEN PROPERTIES LLC, a Tennessee Limited Liability Company by himself as Authorized Member.

Witness my hand and official seal on 03/ 09 /26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 9, 26 (date of document).

Jennifer Pennell

March 9, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 9, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal