Karen Johnson Davidson County
Batch# 1400349 DEEDWARR
04/02/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260402-0026238

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: LAURA ROGERS AND DUSTIN CANTRELL

GRANTEE: ASHLEY MICHELLE RIGBY

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THIRTY THOUSAND AND 00/100 AND ($430,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **LAURA BETH ROGERS AND DUSTIN CANTRELL, WIFE AND HUSBAND** have bargained and sold and does hereby bargain, sell, convey, and confirm unto **ASHLEY MICHELLE RIGBY, AN UNMARRIED PERSON**, the following described real estate, being more fully described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 732G of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Nos. 20180806-0076818 and 20180806-0076995, amended in Instrument Nos. 20190306-0020566; 20190516-0046335 and 20210723-0099278, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Laura Rogers and Dustin Cantrell, wife and husband by Warranty Deed from Shilpa Mokshagundam and Krishnan Ramanujan, wife and husband of record in Instrument No. 20230713-0053819 Register's Office for Davidson County, Tennessee, dated June 08, 2023 and recorded on July 13, 2023.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Ashley Michelle Rigby**, her heirs and assigns forever. And we do covenant with the said **Ashley Michelle Rigby**, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **Ashley Michelle Rigby**, her heirs and assigns against lawful claims of all persons whomsoever.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WITNESS OUR HANDS THIS 31 DAY OF March, 2026.

Laura Beth Rogers

Dustin Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of March, 2026 before me, personally appeared **Laura Beth Rogers and Dustin Cantrell** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Notary Public
My Commission Expires: 5/1/29

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, ($430,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Ashley Renee Scherrer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me, this 31st day of March, 2026.

Notary Public
My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map/Parcel ID: 114-04-0A-045.00-CO

PROPERTY ADDRESS:732G Old Hickory Blvd Nashville, TN 37209

SEND TAX BILLS TO NEW OWNER: Ashley Michelle Rigby 6201 Laramie Ave Nashville, TN 37209

Certificate of Authenticity

I, Christian Reynolds, 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 31, 2026**.

Date

Affiant Signature

March 31, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31** day of **March**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)