Karen Johnson
Batch # 1402113
04/06/2026 12:08:54 PM
Fees: $13.00 Taxes: $958.30
Davidson County
DEEDWARR
2 pgs
20260406-0027315

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Eric Schlesinger **159 Hicks Rd** **Nashville, Tennessee 37221**	**SAME AS OWNER**	MAP **142** GROUP **15 0 C** PARCEL **159.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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,

Sea Rock Trust dated August 4, 2023,
Lindsay Rogers and/or Justin Rogers, Trustees

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Eric Schlesinger and Erin Schlesinger, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 159 in Breckenridge, A Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee along with an undivided interest in the Common Elements as specified therein, and subject to all terms, covenants and conditions set forth in such Master Deed.

Being the same property conveyed to Justin Rogers, Trustee of Sea Rock Trust dated August 4, 2023, by Warranty Deed from Terry A. Chappell, an unmarried man, dated October 6, 2025 and filed of record October 7, 2025 as Instrument No. 20251007-0080008, Register's Office for Davidson County, Tennessee. The said Lewis F. Joslin, Ill, having since died on April 16, 1997, leaving his interest to Terry A. Chappell by right of survivorship.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Breckenridge, of record as HOA Master Deed as Book 6808, pages 29-30, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **159 Hicks Rd, Nashville, Tennessee 37221**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Eric Schlesinger and Erin Schlesinger, husband**

and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 31st day of March 2026.

Sea Rock Trust dated August 4, 2023,
Lindsay Rogers and/or Justin Rogers, Trustees

By: Justin Rogers, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers, Trustee** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Justin Rogers, Trustee** of **Sea Rock Trust dated August 4, 2023,** the within named bargainor, Justin Rogers, Trustees, and that he as such Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Justin Rogers, Trustees as such Trustee.

WITNESS my hand and official seal at office this 31st day of March 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $259,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD