Karen Johnson Davidson County
Batch# 1405206 DEEDWARR
04/14/2026 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,698.30
20260414-0030432

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39156	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $459,000.00. Affiant Subscribed and sworn to before me this 14th day of April, 2026. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hunter Claire Rogers and Adam Woodhall 2607 Vance Avenue Nashville, TN 37208	New Owner	Map and Parcel No.: 08106003900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christopher S. Salyer, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Hunter Claire Rogers and Adam Woodhall, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2607 Vance Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of April, 2026.

GRANTOR:

Christopher S. Salyer

Christopher S. Salyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher S. Salyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2026.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cumberland Gardens, Section Three, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot No. 5 fronts 50.3 feet on the southerly side of Vance Drive, as measured along a slight curve and runs back between lines, 128.9 feet on the easterly line and 145.3 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 75.1 feet thereon.

Being the same property conveyed to Christopher S. Salyer, an unmarried man, by deed dated December 13, 2019 from Jocelyn D. Briddell, a single woman, of record in Instrument No. 20191217-0130117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictive Covenants contained in an instrument of record in Book 2854, page 146 and Book 2909, page 125, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2854, page 146, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Storm Sewers and /or Sanitary Sewers of record in Book 4982, page 102, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/9/26 (date of document).

Affiant Signature

4/14/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

