Karen Johnson Davidson County
Batch# 1406876 DEEDWARR
04/16/2026 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20260416-0031401

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/24/28
File No. G25-24834

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benjamin Simmons (NAME)	American Financial Resources, LLC (NAME)	81-6-93
2713 Aspen Drive (STREET ADDRESS)	ATTN: Cashiering, PO Box 650094 (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0094 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Janis Hinton, Cynthia Rogan, Frank Darnell Searcy, Natasha R. Searcy, James H. Searcy, III, and Daniel Searcy, Heirs at Law of James H. Searcy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Simmons, unamarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lot No. 28, on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 59 feet on the southerly margin of Aspen Drive and extends back between lines 193.3 feet on the easterly line and 153.4 feet on the westerly line to a dead line in the rear, measuring 62 feet thereon.

Being the same property previously conveyed to James H. Searcy and wife, Agnes Hamilton Searcy by Warranty Deed dated September 8, 1959 from Richland Development Company, a Tennessee Corporation, recorded in Book 2960, Page 49, in the Register's Office for Davidson County, Tennessee.

Agnes Hamilton Searcy having since died August 8, 2013 vesting the property solely in James H. Searcy as surviving tenant by the entirety.

Also being the same property previously conveyed to James H. Searcy, a single man, and Janis E. Hinton, a married woman, and Cynthia D. Rogan, a married woman by Quitclaim Deed dated September 22, 2020 from James H. Searcy, recorded September 23, 2020 as Instrument No. 20200923-0109213, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James H. Searcy, a single man by Quitclaim Deed from James H. Searcy, a single man, and Janis E. Hinton, a married woman, and Cynthia D. Rogan, a married woman, with rights of survivorship, recorded July 28, 2022, in Instrument Number 20220728-0086290, Register's Office of Davidson County, Tennessee. The said James H. Searcy having since died testate April 28, 2025. Pursuant to the Last Will and Testament of James Searcy, as filed for Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P1404 and as filed in Instrument No. 20250829-0069444. Janis E. Hinton (1/4 undivided interest), Cynthia D. Rogan (1/4 undivided interest), Frank Darnell Searcy (1/8 undivided interest), Natasha Searcy (1/8 undivided interest), James H. Searcy, III (1/8 undivided interest) and Daniel E. Searcy (1/8 undivided interest) are the devisees under the will of said James H. Searcy and therefore have the authority to sell the aforementioned property. The Said Janis E. Hinton (1/4 undivided interest), Cynthia D. Rogan (1/4 undivided interest), Frank Darnell Searcy (1/8 undivided interest), Natasha Searcy (1/8 undivided interest), James H. Searcy, III (1/8 undivided interest) and Daniel E. Searcy (1/8 undivided interest) are also the sole Heirs at Law of James H. Searcy. See Affidavit of Heirship of record in Instrument Nos. 202604160031395 202604160031396 202604160031397 202604160031398 202604160031399 202604160031400
James H. Searcy and James Searcy being one in the same.

This is not nor ever been the marital residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2713 Aspen Dr., Nashville, TN 37208.

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 heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 13th day of April, 2026.

Janis E. Hinton, Cynthia D. Rogan, Frank Darnell Searcy, Natasha R. Searcy, James H. Searcy, III, and Daniel E. Searcy, Heirs at Law of James H. Searcy

By: Janis E. Hinton
Janis E. Hinton, Heir At Law

By: Cynthia D. Rogan
Cynthia D, Rogan, Heir At Law

By: X
Frank Darnell Searcy, Heir At Law

By: Natasha R. Searcy
Natasha R. Searcy, Heir At Law

By: James H. Searcy III
James H. Searcy, Heir At Law

By:
Daniel E. Searcy, Heir At Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~27~~13th day of ~~March~~April, 2026, before me personally appeared Janis Hinton, Cynthia Rogan, Heirs at Law of James H. Searcy to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~27~~13th day of ~~March~~April, 2026.

Notary Signature
My commission expires:

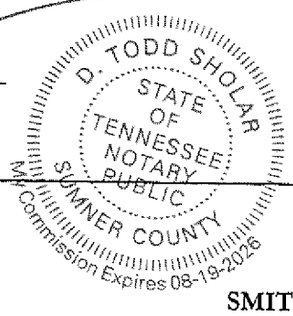


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~27th~~13th day of ~~March~~April, 2026, before me personally appeared Frank Darnell Searcy, Natasha R. Searcy, James H. Searcy, III, and Daniel Searcy, Heirs at Law of James H. Searcy to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~27th~~13th day of ~~March~~April, 2026.

Notary Signature
My commission expires:



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Recorded Documents

I, Channing Miles, 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 April 10, 2026.

(AFFIANT) – Channing Miles

04/10/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of April, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY