Karen Johnson Davidson County
Batch# 1419251 DEEDWARR
05/12/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260512-0042544

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 11 day of May, 2026.

Notary Public
My commission expires: 3·20·28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laurel L. Rohde	New Owner	064-05-0 055.00
Dean R. Rohde		
121 Broadway		
Old Hickory, TN 37138		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JORDAN ALEXA MILLER N/K/A JORDAN MILLER MORTON, AND JACOB MORTON, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEAN R. ROHDE AND LAUREL L. ROHDE, HUSBAN AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, of Block "F" in the Subdivision of the Hulme Farm, known as Hadley Bend City, a plat of which subdivision being filed for record March 13, 1918 and of record in Book 421, Page 120, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jordan Alexa Miller, an unmarried woman, by Warranty deed dated 8/15/23, from MCH Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230816-0063776, Register's Office for said County.

Jordan Alexa Miller and Jordan Miller Morton are one in the same person.

Jacob Morton, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 121 Broadway, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 11th day of May, 2026.

Jordan Alexa Miller n/k/a Jordan Miller Morton

Jacob Morton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jordan Alexa Miller n/k/a Jordan Miller Morton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2026.

My commission expires:
7/17/28

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacob Morton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2026.

My commission expires:
7/17/28

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/11/26. (date of document).

Affiant Signature

5|12|26
Date

State of Tennessee

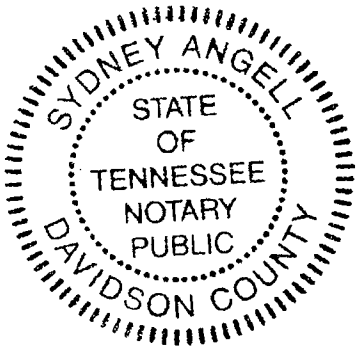
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202605120042544