Karen Johnson Davidson County
Batch# 1427669 DEEDWARR
06/03/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20260603-0050182

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

File RR-26-2338

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39226	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me this 1st day of June, 2026. Notary Public My Commission Expires:

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Factor Herner and Matthew Wayne Herner 1216 Rockeford Drive Nashville, TN 37221	Guaranteed Rate Inc. 3940 N. Ravenswood Avenue Chicago, IL 60613	Map and Parcel No.: 155080E02200CO

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, Nicholas Hodgdon and Abigail Hodgdon, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Margaret Factor Herner and Matthew Wayne Herner, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee. being Lot No. 81 on the Plan of the Final Plat of Resubdivision of Lots 79-82, Bellevue Highlands, Phase 1, of record in Instrument No. 20010608-0060658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicholas Hodgdon and Abigail Hodgdon, husband and wife, by deed dated September 1, 2021 from David L. Drumel and Mary Ann Drumel, husband and wife, of record in Instrument No. 20210908-0120547, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for Bellevue Highlands, of record in book 11592, page 670, amended in Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Bellevue Highlands Homeowners Association, Inc. of record in Instrument No. 20020506-0054929, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20010608-0060658, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 955, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 11509, page 615, Register's Office for Davidson County, Tennessee.

This is improved property located at 1216 Rockeford Drive, Nashville, TN 37221.

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 Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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, Grantors have executed this instrument on the 1st day of June, 2026.

GRANTORS:

Nicholas Hodgdon

Abigail Hodgdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Hodgdon and Abigail Hodgdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2026.

Notary Public
My Commission Expires: 5/8/28



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 6/1/2026.

Date

Affiant Signature

6/2/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of June, 20 26.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)