Karen Johnson Davidson County
Batch# 1429835 DEEDWARR
06/09/2026 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260609-0052035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0231

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Derek Rohrbacher and Rachel Rohrbacher	FirstBank	Map: 087-09-0-101.00
(NAME) 4921 Seiner Ct	(NAME) 722 Columbia Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin,TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN THOMAS HOOKER AND CARMEL ROMERO HOOKER, CO-TRUSTEES OF THE HOOKER FAMILY TRUST DATED APRIL 1, 2024,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEREK ROHRBACHER AND RACHEL ROHRBACHER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 46 on the Plan of New Hope Estates, Phase Two, of record in Book 9700, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Hooker Family Trust dated April 1, 2024, by Quitclaim Deed from Jonathan T. Hooker and wife, Carmel R. Hooker, of record in Instrument No. 20240402-0022703, dated April 1, 2024, Register's Office for said County. See also prior deed of record in Book 10544, Page 582, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 101, said Register's Office; (3) Storm Sewer Easement of record in Book 6909, Page 840, in the Register's Office for Davidson County, Tennessee; (4) Deed of Conveyance for Sewer Mains to Metropolitan Government of Nashville and Davidson County of record in Book 10208, Page 744, in the Register's Office for Davidson County, Tennessee; (5) Easement for Private Road of record in Book 221, Page 384, in the Register's Office for Davidson County, Tennessee; (6) Easement to First Suburban Utility District of record in Book 8111, Page 567, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer Easement of record in Book 9550, Page 330, in the Register's Office for Davidson County, Tennessee; (8) Joint Use Easement of record in Book 7216, Page 477 and Book 8111, Page 562, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4921 Seiner Ct, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 5th day of June, 2026.

The Hooker Family Trust dated April 1, 2024

BY: Jonathan Thomas Hooker
Jonathan Thomas Hooker, Co-Trustee

BY: Carmel Romero Hooker
Carmel Romero Hooker, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonathan Thomas Hooker and Carmel Romero Hooker, Co-Trustees of The Hooker Family Trust dated April 1, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Co-Trustees of The Hooker Family Trust dated April 1, 2024, and that he/she/they as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2026.

My commission expires: 11/2/26

Notary Public

JANICE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 8th day of June, 2026

6/8/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of June, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

