WARRANTY DEED

Karen Johnson Davidson County
Batch# 1433738 DEEDWARR
06/16/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20260616-0054461

File No. PA-26-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Chase, Kimberly Chase, and Connor Chase	Bank of Tennessee	
(NAME) 204 Regncy Dr	(NAME) PO Box 4980	086-11-0B-019.00-CO
(ADDRESS) Kingsport, TN 37663	(ADDRESS) Johnson City, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Rhonda Mcintosh, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Lynn Case and Kimberly D. Chase, and Connor Ryne Chase,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2, Building No. 6, in Raintree Village, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 4860, page 62 thru 64, in said Register's Office, to which reference is hereby made.

Being the same property conveyed to Rhonda Mcintosh by Warranty Deed from Music City Classics, Inc of record in Instrument No. 20210817-0111339 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 17, 2021.

This is property more commonly known as 603 Rockwood Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 5th day of June, 2026.

Rhonda Mcintosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2026, before me personally appeared Rhonda Mcintosh, 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 5th day of June, 2026.

Notary Signature
My commission expires: 07/03/2028



True Copy Certification

I, **Tammy Carney,** 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 this the 5th day of June, 2026.

Affiant Signature

Date 6-5-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

