Karen Johnson Davidson County
Batch# 1435676 DEEDWARR
06/18/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20260618-0055236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

Subscribed and sworn to me on June 16, 2026

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37527

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Nadia Sutton 504 Lynnwood Boulevard Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	- 130-03-0-082.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RICHARD W. RODGERS, AND WIFE, MARY F. RODGERS,S hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Nadia Sutton, unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Plat Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Harvey Gee, Surveyor, July 2, 1947, as follows:

Beginning at a point in the easterly margin of Lynnwood Boulevard, at the southwest corner of

part of Lot 108 conveyed to N. A. Hastian and wife, by deed of record in Book 1756, Page 477, Register's Office for Davidson County, Tennessee; thence along Bastian's southerly line, easterly 251 feet, more or less, to a point in the original east line of Lot No. 108; thence along the east line of same southerly 142.37 feet, more or less, to a point at the northeast comer of a part of said lot conveyed to Leslie G. Reuther and wife, by deed from Dunn Realty Corporation et al, of record in Book 1558, Page 39, Register's Office for Davidson County, Tennessee, said point being 21.1 feet north of the corner of Lots Nos. 108 and 109; thence westerly 250.8 feet, more or less, along the northerly line of said Reuther lot to a point in the easterly margin of Lynwood Blvd. Boulevard, at Reuther's northwest corner, and being 31.7 feet more of the corner of Lots Nos. 108 and 109; thence with the margin of said Boulevard northerly 129.9 feet to the beginning.

Being the same property conveyed to RICHARD W. RODGERS AND WIFE, MARY F. RODGERS, by deed from ELIZABETH L. KOEHNER AND CHRISTOPHER KOEHNER, WIFE AND HUSBAND, of record in Instrument Number 20121231-0120798, dated December 28, 2012, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 421, Pages 102 and 103, said Register's Office.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 504 Lynnwood Boulevard, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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.

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WITNESS my hand on June 16, 2026.

Richard W. Rodgers

Mary F. Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Rodgers and Mary F. Rodgers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on June 16, 2026.

NOTARY PUBLIC

My Commission Expires: 11-5-29

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Lisa Allard, 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 June 17, 2026.

Lisa Allard, Affiant June 17, 2026

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 17, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028
WILLIAMSON COUNTY