WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438009 DEEDWARR
06/25/2026 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260625-0057223

File #26-TL-0513-C

(SEAL)

JOHN W RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 12-19-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John W. Rodgers, VI and Emma K. Heim Rodgers	Wilson Bank & Trust	
(NAME)	(NAME)	**091 09 0 305.00**
513 Elaine Avenue	207 Legends Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SHELBY TERRY MCLAUGHLIN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN W. RODGERS, VI AND EMMA K. HEIM RODGERS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision Lots 95 & 96 of T.M. Nall's Subdivision of Cockrill Land, of record in Plat Book 6200, Pages 868, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shelby Terry, an unmarried woman, by Warranty Deed from Red River Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211202-0159821 , in the Register's Office of Davidson County, Tennessee, dated November 30, 2021 and recorded on December 02, 2021. The said Shelby Terry having since married is now known as Shelby Terry McLaughlin.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Lots 95 & 96 of T.M. Nall's Subdivision of Cockrill Land, as recorded in Plat Book 6200, Page(s) 868.
* Easement for Amendment, Restatement and Agreement for Dedication of Easement for Sanitary Sewer LINE, recorded in Instrument No. 20250411-0027518.
* Easement for Agreement for Dedication of Easement for Sanitary Sewer Service Lin, recorded in Instrument No. 20250417-0029388.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **513 Elaine Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9 day of June, 2026.

Shelby Terry McLaughlin

Evan McLaughlin

***EVAN MCLAUGHLIN**, spouse of **SHELBY TERRY MCLAUGHLIN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **EVAN MCLAUGHLIN** may have in the above-described real property.*

STATE OF North Carolina

COUNTY OF Wake

On this 9 day of June, 2026, before me personally appeared Shelby Terry McLaughlin, 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 9 day of June, 2026

Notary Signature

My commission expires: 11/11/2030

CAROLINE L CURRAN
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires November 11, 2030

STATE OF North Carolina

COUNTY OF Wake

On this 9 day of June, 2026, before me personally appeared Evan McLaughlin, 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 9 day of June, 2026.

Notary Signature

My commission expires: 11/11/2030

CAROLINE L CURRAN
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires November 11, 2030

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/9/26 (date of document).

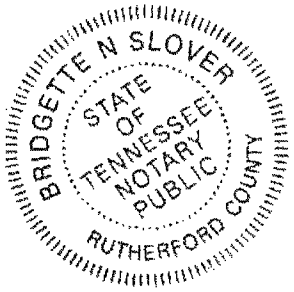
Affiant Signature

6/24/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of June, 2026.



Notary Signature

My Commission Expires: 01-21-2029