WARRANTY DEED

Karen Johnson Davidson County
Batch# 1445858 DEEDWARR
07/14/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,992.45
20260714-0063374

File #26-TL-6940-C

(SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/30/27

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)
Kevin Hovde, Morgan L. Springer, Mark L. Hovde, and Laurie B. Hovde	**New Owner**	
(NAME)	(NAME)	**141 15 0B 064.00**
6940 Stone Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

TYLER K. SAMUELS AND MEGHAN M. SAMUELS, HUSBAND AND WIFE,

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

KEVIN HOVDE AND MORGAN L. SPRINGER, HUSBAND AND WIFE, AND MARK L. HOVDE AND LAURIE B. HOVDE, HUSBAND AND WIFE, AS TENANTS IN COMMON,

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. 106 on the Plan of Rolling River Estates, Phase III, of record in Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler K. Samuels and Meghan M. Samuels, husband and wife, by Warranty Deed from Dana M. Thompson, a single man, of record in Instrument No. 20160119-0005220, in the Register's Office of Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

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 Rolling River Estates, Phase III, as recorded in Plat Book 5200, Page(s) 81.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950; and as amended in Book 4871, Page 640.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689; and as Supplemented in Book 5336, Page 480.
* By Laws for Rolling River Estates, Inc. recorded as Book 4892, Page 679.
* Charter for Rolling River Estates, Inc. recorded as Book 4892, Page 671; as amended in Book 8276, Page 552.
* Conveyance of open space to Homeowners Association of record in Book 5689, page 652, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6940 Stone Creek Road, Nashville, TN 37221.**

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 13th day of July, 2026.

Tyler K. Samuels

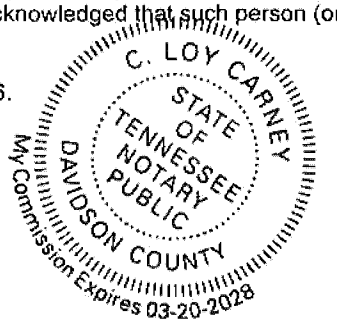
Meghan M. Samuels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2026, before me personally appeared Tyler K. Samuels, 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 13th day of July, 2026.

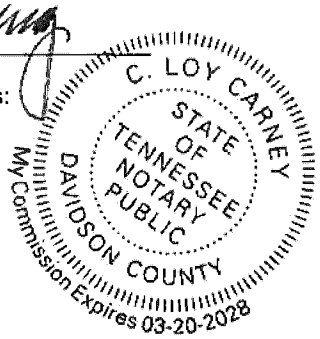
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 13th day of July, 2026, before me personally appeared Meghan M. Samuels, 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 13th day of July, 2026.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **July 13, 2026**.

Date

Christen Rabe

Affiant Signature

7/13/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027