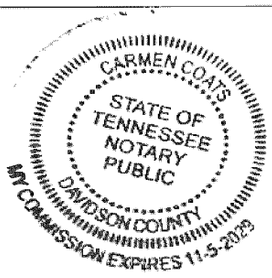
Karen Johnson Davidson County
Batch# 1459939 DEEDWARR
08/17/2026 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $5,337.25
20260817-0076408

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,442,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Travis Ray Chaney and Christy Chaney	OLD NATIONAL BANK	078-00-0-064.00
7857 River Road Pike	205 E CHICAGO BLVD 2nd FLR	
Nashville, TN 37209	TECUMSEH, MI 49286	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL RODDICK AND SHERRI RODDICK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS RAY CHANEY AND CHRISTY CHANEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a 5.61 acre tract according to a survey by L. C. Petty, Tennessee Registered Surveyor Number 55, dated July 7, 1971, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 671 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 42 deg. 20 min. West 208 feet in the easterly margin of River Road to a steel post; thence North 52 deg. 34 min. East 331 feet to a steel post; thence South 82 deg. 14 min. East 1051 feet to a steel post; thence South 82 deg. 14 min. East 40 feet, more or less, to the Cumberland River; thence South 6 deg. 35 min. East 179 feet with the meanders of the Cumberland River to a point; thence North 82 deg. 3 min. West 48 feet, more or less, to a steel post; thence North 82 deg. 3 min. West 975 feet to a steel post; thence South 51 deg. 14 min. West 272 feet to the point of beginning.

Being the same property conveyed to Robert Brent Ballow and wife, Kent Ewing Ballow by Warranty Deed from Edward Simpson and wife, Dorothee Simpson of record in Book 11043, Page 423, Register's Office for Davidson County, Tennessee, dated July 31, 1998 and recorded on July 31, 1998.

Being the same property conveyed to Michael Roddick and Sherri Roddick, husband and wife by Warranty Deed from Robert Brent Ballow and wife, Kent Ewing Ballow of record in Instrument No. 20260430-0038382 Register's Office for Davidson County, Tennessee, dated April 22, 2026 and recorded on April 30, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7857 River Road Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of August, 2026.

Michael Roddick

Sherri Roddick

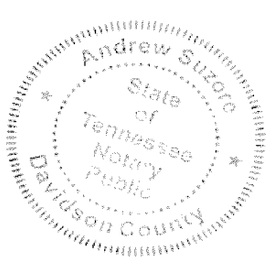
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Roddick and Sherri Roddick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2026.

Notary Public

My Commission Expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 3. 2026

Affiant Signature

13th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028