Karen Johnson Davidson County
Batch# 1467936 DEEDWARR
09/03/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $9,028.00
20260903-0081952

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260855520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,440,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2026.

Notary Public
My Commission Expires: 9/3/29

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/03/2029
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah B. Chouinard 3618 Meadowbrook Ave Nashville TN 37205	**new owner**	Tax Parcel ID No. 104-05-0-264.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Rodgers, III and Nicole Pizzolato Rodgers, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Sarah B. Chouinard, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 457 on the Plan of Richland Realty Co's Division 'C' of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 457 fronts 60 feet on the North side of Meadowbrook Avenue and runs back 172.4 feet on the West line and 183 feet on the East line to an alley measuring 60.8 feet thereon.
Being the same property conveyed to John E Rodgers and wife, Ruth P Rodgers by Warranty Deed from Michael E Nourse and Wife, Kathleen Ann Nourse of record in Book 4840, Page 318, Register's Office for Davidson County, Tennessee, dated August 01, 1974 and recorded on August 02, 1974.

The said John E. Rodgers aka John E. Rodgers, Sr. having since died on November 29, 2009, leaving Ruth P. Rodgers as the surviving tenants by the entirety; Ruth P. Rodgers having since died on March 6, 2019 and her Last Will & Testament probated in the Chancery Court of Williamson County, Tennessee Case No. P10361.

Being the same property conveyed to John E Rodgers, III by Warranty Deed from John E Rodgers, JR of record in Instrument No. 20190823-0085005 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 23, 2019.

Being the same property conveyed to John E Rodgers, III and Nicole Pizzolato Rodgers, husband and wife by Quitclaim Deed from John E Rodgers, III of record in Instrument No. 20211021-0141259 Register's Office for Davidson County, Tennessee, dated October 20, 2021 and recorded on October 21, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5149, page 178 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive Covenant for Detached Structure of record in Instrument Number 20211216-0166002, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Accessory Dwelling, Detached of record in Instrument Number 20211206-0161458, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3618 Meadowbrook Ave Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of August, 2026.

John E. Rodgers, III

Nicole Pizzolato Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Rodgers, III and Nicole Pizzolato Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2026.

Notary Public
My Commission Expires

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Certificate of Authenticity

I, [signature], 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 8/28/2026 (date of document).

[signature]
Affiant Signature

Date: 8/31/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31 day of August, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER