Karen Johnson Davidson County
Batch # 1467983 DEEDWARR
09/03/2026 02:07:02 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20260903-0082018

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64571
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicolas William Hosford Lisa Joy Kacos 7053 Still Springs Hollow Drive Nashville, TN 37221	SWBC Mortgage Corporation 9311 San Pedro Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 128160A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$505,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bridget R. Rogers, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicolas William Hosford and Lisa Joy Kacos, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Still Spring Hollow First Revision, Section I, Phase I, of record in Book 7900, page 135, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Bridget R. Rogers, unmarried, by Warranty Deed from Elizabeth A. Dodd, an unmarried person, dated August 1, 2007 and recorded on August 3, 2007, of record in Inst. No. 20070803-0092538, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 135, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, Book 8179, page 464, Book 8294, page 40, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Still Spring Hollow Owners Association of record in Book 7930, page 909, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 20030220-0022601 and Book 7921, page 471, said Register's Office; Easement for water line of record in Book 7542, page 241, said Register's Office.

This is improved property, known as 7053 Still Springs Hollow Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August, 2026.

Bridget R Rogers

Bridget R. Rogers

State of Tennessee

County of Davidson

On this 27th day of August, 2026, before me the undersigned authority, personally appeared Bridget R. Rogers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Sworn and subscribed before me this 27th day of August, 2026.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

My Commission Expires: _____