WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1470650 DEEDWARR
09/09/2026 03:47:23 PM 2 pgs
Fees: $13.00 Taxes: $4,662.00
20260909-0083737

(SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Nicole P. Rodgers and John E. Rodgers, III	New Owner	
(NAME)	New Owner (NAME)	**117 16 0X 001.00**
1504 Grandview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

MEAGAN NEBEL AND CHRISTOPHER NEBEL, WIFE AND HUSBAND,

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

NICOLE P. RODGERS AND JOHN E. RODGERS, III, WIFE AND HUSBAND,

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 Unit "A" on the plan of HOMES AT 1506 GRANDVIEW DRIVE, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1506 Grandview Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210527-0071689, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Meagan Nebel and Christopher Nebel, wife and husband, by Warranty Deed from Webber Webber and Shorey Development, A Tennessee Partnership, of record in Instrument No. 20230601-0041225, in the Register's Office of Davidson County, Tennessee, dated May 31, 2023 and recorded on June 1, 2023.

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 MAPLEHURST, as recorded in Plat Book 843, Page 22.
* Easement recorded in Book 5011, Page 673.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210527-0071689.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MEAGAN NEBEL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260909-0083736 Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CHRISTOPHER NEBEL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260909-0083735 Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1504 Grandview Drive, Nashville, TN 37215**.

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 8th day of September, 2026.

Meagan Nebel by John Bishop, her attorney in Fact

Meagan Nebel by John Bishop, her Attorney-In-Fact

Christopher Nebel by John Bishop, his attorney in Fact

Christopher Nebel by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MEAGAN NEBEL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MEAGAN NEBEL**.

Witness my hand and official seal this **8th** day of **September**, **2026**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-14-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHRISTOPHER NEBEL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRISTOPHER NEBEL**.

Witness my hand and official seal this **8th** day of **September**, **2026**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-14-2030