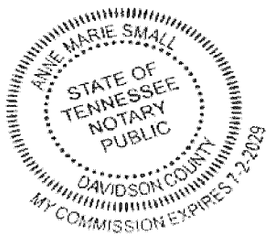
Karen Johnson Davidson County
Batch# 1471631 DEEDWARR
09/10/2026 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,914.75
20260910-0084228

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $517,500.00. Affiant Subscribed and sworn to before me, this the 1st day of September, 2026. Notary Public My commission expires: 7|2|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:
Jake Rodgers and Hollie Wood Rodgers	Churchill Mortgage Corporation	091-11-1A-001.00-CO
3659 Boundary Street, Unit 1	1749 Mallory Lane, Suite 100	
San Diego, CA 92104	Brentwood, TN 37027	

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, **HAYDEN RANDOLPH GOODHEART, AN UNMARRIED MAN, AND GREG THOMAS GOODHEART, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAKE RODGERS AND HOLLIE WOOD RODGERS, 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 Unit A as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5403 Michigan Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160805-0081653 and First Amendment recorded in Instrument No. 20161227-0135124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Hayden Randolph Goodheart, an unmarried man and Greg Thomas Goodheart, a married man by Warranty Deed from Steve Morris, an unmarried man of record in Instrument No. 20201216-0148698 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 16, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 5403A Michigan Avenue, 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 1st day of September, 2026.

H Randolph G

Hayden Randolph Goodheart

Greg Thomas Goodheart by Hayden Randolph Goodheart, Attorney-In-Fact

Greg Thomas Goodheart by Hayden Randolph Goodheart, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hayden Randolph Goodheart, 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 1st day of September, 2026.

J BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hayden Randolph Goodheart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Greg Thomas Goodheart, as Attorney-In-Fact, and acknowledged that (s)he executed the same as the free act and deed of Greg Thomas Goodheart.

Witness my hand and seal this 1st day of September, 2026.

J BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

My Commission Expires:

Notary Public

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 September 1, 2026

Affiant Signature

9th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

