Karen Johnson Davidson County
Batch# 1472393 DEEDWARR
09/14/2026 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20260914-0085234

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39448	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 8th day of September, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rolanda Lister 7622 Bidwell Road Joelton, TN 37080	New Owner	Map and Parcel No.: 02100016100

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, Tove Nielsen Rawlings ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Rolanda Lister, married ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Rawlings Road, Joelton, TN 37080.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 8th day of September, 2026.

GRANTOR:

Tove Nielsen Rawlings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tove Nielsen Rawlings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A Tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, March 19, 1956, as follows:

Beginning in the center of North Bernard Road with the intersection of the center line of said Road and the westerly margin of Clarksville Pike or State Highway 112; thence with the center line of North Bernard Road, north 87 degrees west 228.75 feet to a spike; thence along May Williams' east boundary line, south 12 degrees east 709 feet to a pin; thence south 87 degrees east 161.5 feet to the westerly margin of Clarksville Pike; thence with the same, around a slight curve 695 feet to the beginning, containing 3.85 acres, more or less.

Being the same property conveyed to Joseph W. Rawlings, unmarried, by Installment Deed dated June 10, 1960 from O.W. Johns, unmarried, of record in Book 3075, Page 172, Register's Office for Davidson County, Tennessee. Joseph W. Rawlings having since died July 15, 1987 leaving a Last Will and Testament filed for Probate in the Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Tove Nielsen Rawlings.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Title to that portion of the property lying within the right-of-way of Rawlings Road (North Bernard Road) and Clarksville Pike.

Certificate of Authenticity

I, Laurielle Campbell, 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 8, 2026

Affiant Signature

9/8/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

My Commission Expires: 07/14/2030
Date

Notary Seal

QUINN MILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-14-2030
DAVIDSON COUNTY