Karen Johnson
Batch # 1479067
10/01/2026 10:08:55 AM
Fees: $13.00 Taxes: $9,231.50
Davidson County
DEEDWARR
2 pgs
20261001-0090492

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,485,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of September, 2026.

(Affix Seal) Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

2026-05-4139

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael C. Rodriguez and Ashley S. Rodriguez 4406A Lealand Lane Nashville, TN 37204	OWNER	Map/Parcel 132-09-0V-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen W. Morrell and Jennifer F. Morrell, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael C. Rodriguez and Ashley S. Rodriguez, husband and wife**, hereinafter called the GRANTEES, their heirs 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 No. 4406A on the Plan of Homes at 4406 Lealand Lane, a Horizontal Property Regime with Private Elements as shown on Exhibit "A" of record in Instrument No. 20210104-0000583, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen W. Morrell and Jennifer F. Morrell, husband and wife by Warranty Deed from MJH Ventures LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220610-0066472 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 10, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4406A Lealand Lane, Nashville, TN 37204.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 28 day September, 2026.

Stephen W. Morrell

Jennifer F. Morrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of September, 2026, before me personally appeared Stephen W. Morrell and Jennifer F. Morrell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

