Karen Johnson Davidson County
Batch# 1481112 DEEDWARR
10/07/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20261007-0092128

Name and Address of New Owner:
William McPherson
1104 Matthews Pl, Unit B
Nashville, TN 37206

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Mortgage Research Center, LLC DBA Veterans
United Home Loans
1400 Forum Boulevard
Suite 18
Columbia, MO 65203

Map & Parcel(s):
PORTION OF 083 02 0 281.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roedel Rental Portfolio, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **William McPherson, an unmarried man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1104 MATTHEWS PLACE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1104 MATTHEWS PLACE, a Horizontal Property Regime, of record in Instrument Number 20260708-0061528, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration
>
> Being Part of the same property conveyed to Roedel Rental Portfolio, LLC, by Quitclaim Deed from BEC Innovations, LLC, of record in Instrument No. 20240213-0009944, in the Register's Office of Davidson County, Tennessee, dated February 05, 2024 and recorded on February 13, 2024, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20260914-0085031, dated September 14, 2026 and recorded on September 14, 2026.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as: 1104 Matthews Pl, Unit B, Nashville, TN 37206

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, 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.

WITNESS my hand this 1 day of October, 2026.

Roedel Rental Portfolio, LLC, a Tennessee Limited Liability Company

By: _____
Blair Roedel, Member

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson (J.B.)

Before me, John W. Bishop of the state and county mentioned, personally appeared Blair Roedel, Member of Roedel Rental Portfolio, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Roedel Rental Portfolio, LLC, the within named bargainor, a Limited Liability Company, and that such Blair Roedel, Member of Roedel Rental Portfolio, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 1 day of October, 2026.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Exp. 05-10-2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $432,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this the 2 day of October, 2026.

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 05-20-29

Certificate of Authenticity

I, Ashley Adams, 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 **10.01.2026**.

Date

Affiant Signature

10.05.2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **5th** day of **October**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

