Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Karen Y Johnson Davidson County
Batch# 157146 DEEDWARR
11/06/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181106-0110057

Rouha Mohseni
Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

Julie Dyess
Notary Public
My commission expires:

02-1810-50499

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rouha Mohseni	Rouha Mohseni	161-08-0-047.00
378 Brewer Drive	5563 Hill Rd.	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy A. Rodgers and Jennifer L. Rodgers, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rouha Mohseni, a married woman**, hereinafter called the Grantees, their successors 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 Lot No. 26, on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy A. Rogers (sic) and Jennifer L. Rogers (sic), husband and wife by deed from David B. Bass and wife, Camiron L. Pfennig, dated May 23, 2014, recorded May 28, 2014, of record in Instrument No. 20140528-0045640, as corrected by Scrivener's Affidavit to correct grantees surname to read as Rodgers of record in Instrument No. 20140717-0063258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 378 Brewer Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 2nd day of November, 2018.

Timothy A. Rodgers

Jennifer L. Rodgers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy A. Rodgers and Jennifer L. Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of November, 2018.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

True Copy Certification

I, Nicki Rushing, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}

