Karen Johnson Davidson County
Batch# 203984 DEEDWARR
03/08/2019 03:46:06 PM 2 pgs
Fees: $13.00 Taxes: $0.18
20190308-0021626

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $~~0.00~~ 50.00 Affiant Subscribed and sworn to before me, this the 8th day of March, 2019. Notary Public My commission expires: 5/3/21

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:
Angelica Rogers Cole Rogers	New Owner	
1228 C Ardee Avenue		061-16-0-244.00
Nashville, TN 37216		

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, **NORTH BY NORTHEAST DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELICA ROGERS AND COLE ROGERS, WIFE AND HUSBAND**, 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 Lot No. 16, Block "D" on the Plan of Re-Subdivision of Sunnymeade, Unit No. 1 and Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, Page 57, 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 a portion of the same property conveyed to Michael Edward Rouse and wife, Juanita Louise Rouse by Installment Deed from Louise S. Yates, a widow, of record in Book 5039, page 337 Register's Office for Davidson County, Tennessee, dated June 24, 1976 and recorded on June 25, 1976. The said Michael Edward Rouse died on June 26, 2003, leaving his wife, Juanita Louise Rouse as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Jayson Stringfellow and wife, Nancy Stringfellow by Warranty Deed from Juanita Louise Rouse, of record in Instrument No. 20160606-0056596, Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 06, 2016.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from Jayson Stringfellow and Nancy Stringfellow, husband and wife of record in Instrument No. 20160722-0075960 Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on July 22, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1228 E Ardee Avenue, Nashville, TN 37216.

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 8th day of March, 2019.

North by Northeast Development, LLC

Steve Mabee, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of North by Northeast Development, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of March, 2019.

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021