Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0191

Karen Johnson Davidson County
Batch# 230080 **DEEDWARR**
05/15/2019 09:29:19 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190515-0045671

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of May, 2019

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rogers Investment Properties, LLC 309 Compass Point Hermitage, TN 37076	NEW OWNER	081-06-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lilian Brewer as the Heir at Law of The Estate of Oretha McGee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rogers Investment Properties, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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. 13 on the Plan of Cumberland Gardens, Section Five of record in Plat Book 3300, Page 37, 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 William A. McGee and wife, Oretha A. McGee by Warranty deed from Hattie M. Thompson of record in Book 5972, page 323, Register's Office for Davidson County, Tennessee, dated November 30, 1982 and recorded on December 2, 1982. (Value or consideration shown in aforementioned deed $28,500.00.) William A. McGee having since died on July 15, 2018 and Oretha A. McGee having since died on August 16, 2018. See Order of Intestate Administration, Docket No. 18P-1916, Circuit Court for Davidson County, Tennessee. Lilian Brewer is the sole heir at law per Affidavit of Heirships of record in Instrument No. 20190515-0045669 and Instrument No. 20190515-0045670, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20190422-0036921, Register's Office for Davidson County, Tennessee.

Being also known as 2602 Jenkins Street Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2602 Jenkins Street, Nashville, TN 37208

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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of May, 2019.

The Estate of Oretha A. McGee

By: _____
Lilian Brewer by Demetrius Brewer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Demetrius Brewer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Lillian Brewer** and that he is authorized by **Lillian Brewer** to execute this instrument on her behalf

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of May, 2019

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

_____
Notary Public
My Commission Expires: 9.22.20