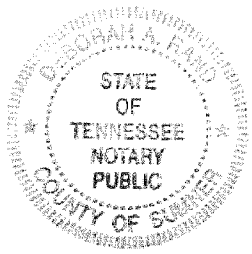
Karen Johnson Davidson County
Batch# 258704 DEEDWARR
07/18/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190718-0070600

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Linda M. Celli | Linda M. Celli | 086-14-0C-012.00 CO |
| (NAME) 3911 Dodson Chapel Road, Unit 12 | (NAME) 3911 Dodson Chapel Road, Unit 12 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, 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 Michael Harold Rogers, Vicki Rose Rogers and Lori Annette Ervin devisees under the Last Will & Testament of Martha H. Rogers, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Linda M. Celli, an unmarried woman hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 12 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha H. Rogers, an unmarried person by Deed from Richard A. Nelson, a married person, dated 06/30/2003 and recorded as 07/10/2003, of record in Instrument No. 20030710-0095867, Register's Office for Davidson County, Tennessee.

The said Martha Henkel Rogers died testate on 11/01/2018, devising her interest in the subject property to Michael Harold Rogers, Vicki Rose Rogers, and Lori Annette Ervin, by will of record evidenced in File No. 18P1987, Probate Court Clerk's Office for Davidson County, Tennessee. Michael Harold Rogers, in his capacity as Executor of the Estate of Martha H. Rogers, deceased, joins in the execution of this instrument for the purpose of conveying the interest of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is further 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.

unimproved ☐

This is improved ☒ 3911 Dodson Chapel Road, Unit 12, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 17th day of July, 2019.

Estate of Martha H. Rogers

Michael Harold Rogers, Executor

Michael Harold Rogers, Individually

Vicki Rose Rogers

Lori Annette Ervin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Harold Rogers, the Executor for the Estate of Martha H. Rogers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Witness my hand and Official seal this 17th day of July, 2019.

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me Michael Harold Rogers, Vicki Rose Rogers and Lori Annette Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of July, 2019.

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Notary Public:
My Commission Expires: _____

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

# True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [ DAKOTAH HARVEY ] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019