Karen Johnson Davidson County
Batch# 270795 DEEDWARR
08/13/2019 11:12:47 AM 2 pgs
Fees: $13.00 Taxes: $1,466.31
20190813-0080621

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Teresa Sawyer, married, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John Mark Rogers, and Katherine Elizabeth Rogers, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 347 on the plan of Section 3, Harpeth Valley Park, of record in Book 4175, page 15, Register's Office for said County, to which reference is made for a more complete description of the property.

Being the same property conveyed to Teresa Sawyer, unmarried, by deed from The Estate of F. Douglas Scott, dated May 30, 2008, of record in Inst. No. 20080604-0056905. Register's Office for Davidson County, Tennessee. Teresa Sawyer is now married to Danny Cantrell and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 741 Goodpasture Terrace, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7 day of August, 2019.

Teresa Sawyer

Teresa Sawyer

Danny Cantrell

Danny Cantrell

State of TENNESSEE)
County of DAVIDSON)

On this 7 day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Teresa Sawyer and Danny Cantrell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Rhonda D. Hall

Notary Public

My Commission Expires: 09-25-2022

RHONDA D. HALL STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY MY COMMISSION EXPIRES SEPTEMBER 25, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 396,300.00.

Affiant

Sworn and subscribed before me on this the 9th day of August, 2019.

Notary Public

ANGELA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

NEW OWNER:
John Mark Rogers
741 Goodpasture Terrace
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
~~NEW OWNER~~ CHURCHILL MORTGAGE
761 OLD HICKORY BLVD, STE 400
BRENTWOOD, TN 37027

TAX MAP-PARCEL #:
156-02-0-066.00