Karen Johnson Davidson County
Batch# 275725 DEEDWARR
08/23/2019 11:27:01 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20190823-0085005

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(No title search was performed)

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
John E. Rodgers, III 205 East 95th , Apt 29K New York, NY 10128	Same	Map 104-5 Parcel 264

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of August 2019.

NOTARY PUBLIC

My commission expires: 1-3-22

LESA H. SKONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2022

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JOHN E. RODGERS, JR., Grantor, does hereby transfer and convey unto JOHN E. RODGERS, III, Grantee, all of Grantor's right, title and interest in and to certain property (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 457 on the Map of Richland Realty Companies Division "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 457 fronts 60 feet on the north side of Meadowbrook Avenue and runs back 172.4 feet on the West line and 183 feet on the East line to an alley

measuring 60.8 feet thereon.

Being the same property conveyed to John E. Rodgers and wife, Ruth P. Rodgers by deed from Michael E. Nourse and wife, Kathleen Ann Nourse, of record in Book 4840, page 318, Register's Office of Davidson County, Tennessee. The said John E. Rodgers (Sr.) having since died, and said Ruth P. Rodgers having died thereafter, leaving a Last Will and Testament of record in Case No. P10361 in the Chancery Court of Williamson County, and having devised said property to John E. Rodgers, Jr.

This is improved property known as 3618 Meadowbrook Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantees heirs, representatives and assigns, forever. Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as may be specified above. Grantor does further covenant and bind the Grantor, and the Grantor's successors and assigns to warrant and forever defend the title to said land to the said Grantee, and Grantee's heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21 day of August, 2019.

John E. Rodgers Jr.
JOHN E. RODGERS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JOHN E. RODGERS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2019.

Lesa H. Skoney
Notary Public

My commission expires: 1-3-22

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022