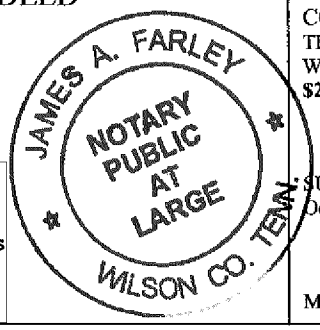
WARRANTY DEED

Karen Johnson Davidson County
Batch# 305474 DEEDWARR
10/24/2019 11:27:30 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20191024-0109130



STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE October 15, 2019

James A. Farley
Notary Public

MY COMMISSION EXPIRES : 5-26-20

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Yaniel Javier**	**SEND TAX BILLS TO:** SAME	**MAP-PARCEL NUMBERS**
(NAME) **5176 Highlander Drive**	(NAME)	163-02-0A-075.00
(ADDRESS) **Antioch, TN 37013**	**(ADDRESS)**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-TWO THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Siwaver Rogers and husband, Trenton Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yanil Javier, Unmarried

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 Number 230, on the Final Plat of Hickory Highland Place, Section 3, Phase 2, of record in Instrument No. 20060830-0107347, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Siwaver Rogers, an unmarried woman (now married), by deed from Federal National Mortgage Association, of record in Instrument No. 20120424-0034873, dated 2/17/2012, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **5176 Highlander Drive, Antioch, TN 37013**
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 my/our hand(s) this **15th day of October, 2019.**

Siwaver Rogers

Trenton Rogers

STATE OF Tennessee

COUNTY OF Rutherford

On this 15th day of October, 2019, before me personally appeared Siwaver Rogers and Trenton Rogers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Siwaver Rogers and Trenton Rogers.

Witness my hand at office on **15th day of October, 2019.**

James A. Farley

Notary Public. My Commission Expires:

5-26-20

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

True Copy Certification

I, Dellara Lashorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellara Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19