Karen Johnson Davidson County
Batch# 320349 DEEDQC
11/26/2019 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191126-0122467

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 26th day of November, 2019. Notary Public My Commission Expires: 05-09-23

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Rachel P. Rogers and Robert Tyree Patrick 213 53rd Ave N Nashville, TN 37209	New Owner	103-03-0-051.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM M. ROGERS AND RACHEL P. ROGERS** ("Grantors"), by these presents, do hereby quitclaim and convey unto **RAHCEL P. ROGERS AND ROBERT TYREE PATRICK,** and their heirs, successors and assigns ("Grantees"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Resubdivision of Lots 1-4 Inclusive on the Map of Subdivision of Lots Nos. 21 and 22 of the Realty Savings Bank and Trust Company Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 1130, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN E. BURRUM AND WIFE, ANN S. BURRUM, by deed from WALTER S. GAFFORD AND WIFE, LOUISE B. GAFFORD, of record in Book 2862, page 595, dated January 14, 1959, said Register's Office. JOHN E. BURRUM AND WIFE, ANN S. BURRUM, by and through Donald Arkovitz, conveyed said property to ANN S. BURRUM, by Quitclaim Deed of record in Book 5111, page 405, dated January 22, 1977, said Register's Office.

ANN S. BURRUM A/K/A MELBA ANN BURRUM died testate on or about January 10, 2017. Pursuant to her will of record in Docket No. 17P167, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, JANICE LYNN SENSING, as Executrix, was granted full power and authority to sell, transfer or convey said property. LYNN SENSING, EXECUTRIX OF THE ESTATE OF ANN S. BURRUM A/K/A MELBA ANN BURRUM, further conveyed said property to WILLIAM M. ROGERS AND RACHEL P. ROGERS, HUSBAND AND WIFE, by deed of record as Instrument No. 20170823-0086343, dated August 18, 2017, and corrected as Instrument No. 20170823-0086343, said Register's Office.

This is improved property, known as: **213 53rd Ave N, Nashville, TN 37209**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this the 26 day of November, 2019, the bargaining party, having cause our names to be signed hereto on said day and date.

GRANTORS:

WILLIAM M. ROGERS

RACHEL P. ROGERS

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 26th day of November in the year 2019, before me, the undersigned Notary Public, personally appeared, **WILLIAM M. ROGERS,** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal at office this 26th day of November, 2019

MARIAH SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Notary Public

My commission expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 22nd day of November in the year 2019, before me, the undersigned Notary Public, personally appeared, **RACHEL P. ROGERS,** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of November, 2019

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public

My commission expires: 11/3/2020

True Copy Certification

I, Margaret Philpott, 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23