Karen Johnson Davidson County
Batch# 356074 DEEDWARR
02/10/2020 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20200210-0015113

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 5TH day of FEBRUARY 2020.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Rohan Properties, LLC 1501 Forest Garden Drive Brentwood, TN 37027	New Owner	050-13-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Wynn Poplar, an unmarried person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rohan Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Poplar, unmarried, by Warranty Deed from Lester C. McClain dated September 18, 1997 of record in Book 10625, page 463, Register's Office for Davidson County, Tennessee. The said Charles Poplar (a/k/a Charles E. Poplar) having since died intestate on May 3, 2014 with his estate being admitted to probate in Docket # 14P1786. His heirs-at-law are as follows: Barbara Wynn Poplar, spouse, DeWayne Wilcox, son, Rolando T. Johnson, son and Charles Watkins, son, as attested by Affidavit of Heirship dated _____ of record as Instrument 202002100015110, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Barbara Wynn Poplar, an unmarried person, by Quitclaim Deed from DeWayne Wilcox (a/k/a Dwayne Wilcox) and Rolando T. Johnson dated January 26, 2020 of record as Instrument 202002100015111 Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Barbara Wynn Poplar, an unmarried person, by Quitclaim Deed from Charles Watkins dated January 21, 2020 of record as Instrument 202002100015112 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3148 Ewingwood Dr, Nashville, TN 37207

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 4th day of February, 2020.

Barbara Wynn Poplar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of February, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020016490

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

