Karen Johnson Davidson County
Batch# 393030 DEEDWARR
04/29/2020 10:35:45 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20200429-0044689

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$224,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April,2020

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8-7-23
(AFFIX SEAL)

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 183
Sarofim Angli 5213 Catspaw Drive Antioch, Tennessee 37013	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	GROUP 05.0A PARCEL 165.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rogers Investment Properties, LLC,
a Tennessee Limited Liability Company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sarofim Angli and Safaa Angly, husband and wife

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 all of Lot No. 128, on the plan of Revision One, Phase Two, Section Five, October Woods, as shown by plat appearing of record in Plat Book 9700, Page 439, of the Register's Office Of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Rogers Investment Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from George Brandt and Eric Sox, joint tenants with rights of survivorship, dated March 16, 2020 and filed of record in Instrument No. 20200317-0029447, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5213 Catspaw Drive, Antioch, Tennessee 37013**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this the 28th day of April, 2020.

Rogers Investment Properties, LLC, a Tennessee limited liability company

By: Justin Rogers, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Member** of **Rogers Investment Properties, LLC, a Tennessee limited liability company,** the within named bargainor, **Justin Rogers**, and that he as such **Authorized Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the LLC as such .

WITNESS my hand and official seal at office this 28th day of April, 2020.

NOTARY PUBLIC My Commission Expires
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Perrone and Young, Attorneys at Law
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027