This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 434540 DEEDWARR
07/10/2020 08:26:17 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20200710-0075106

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LOUIS MICHAEL LERMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY B ROGERS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN THE 5TH, FORMERLY 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TN, BEING THE WESTERLY ONE-HALF OF LOT NO 4 IN THE SUBDIVISION OF A 4.52 ACRES OWNED BY CHESTER MAXWELL DESCRIBED ACCORDING TO A SURVEY MADE BY Z J WILKINSON, SURVEYOR, MARCH 12, 1948, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF AN 18 FOOT ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CLAUD BLAKE AND WIFE, BY DEED FROM CHESTER MAXWELL AND WIFE, OF RECORD IN BOOK 1973, PAGE 244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH BLAKE'S EASTERLY LINE NORTHWARDLY 115.3 FEET; THENCE EASTWARDLY 50 FEET; THENCE SOUTHWARDLY 115.3 FEET TO THE NORTHERLY MARGIN OF SAID 18 FOOT ROAD; THENCE WITH SAID ROAD WESTWARDLY 50 FEET TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED UNTO TIMOTHY BLAKE ROGERS AND LOUIS MICHAEL LERMAN, BY WARRANTY DEED FROM DANIEL KARSHENAS, DATED DECEMBER 29, 2016, OF RECORD AS INSTRUMENT NO 20161230-0137573, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 349 FLORA MAXWELL AVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the

Witness our hands this 30th day of June, 2020.

LOUIS MICHAEL LERMAN

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **LOUIS MICHAEL LERMAN**, the within named bargainors, 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.

DONE at offices in Clarksville (City), TN, on this the 30th day of June, 2020.

NOTARY PUBLIC
My commission expires: 1/12/21

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2020.

NOTARY PUBLIC
My commission expires: 1/12/21

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
TIMOTHY B ROGERS
1015 Monroe Ln
Brentwood, TN 37027

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 147 07 0 119.00