This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 446522 **DEEDWARR**
07/29/2020 03:30:37 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200729-0083739

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 27th day of July, 2020.

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:
Genevieve Rogers
320 Old Hickory Blvd #2103
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:
128-12-0A 099.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN JONES, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GENEVIEVE ROGERS AND STEPHEN JAMES ROGERS, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 99, Building 21, of Section 4, Phase I B, Eagle Ridge at The Reserve Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20011011-0110875, and amended in Instrument No. 20030108-0003691, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Brian Jones, an unmarried man, by deed from J. Christopher Simpson and Carolyn Simpson, husband and wife, dated 05/02/2016, of record in Instrument No. 20160504-0043949, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 320 Old Hickory Blvd #2103, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # SB-VRES-20 320-203

Witness my hand this the 27th day of July, 2020.

Brian Jones

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brian Jones,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2020.

My commission expires: 11-6-2023

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY