This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 462860 DEEDWARR
08/24/2020 02:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,420.80
20200824-0095587

ADDRESS NEW OWNER:
Jonathan & Stefanie M. Rogers
2560 Janalyn Trace
Hermitage, TN 37076

SEND TAX BILL TO:
Success Mortgage Partners, Inc
1200 South Sheldon Rd, Ste. 15
Plymouth, MI 48170

MAP/PARCEL 109-04-0A-064.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher O. Jones and Adriana Jones-Duran, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jonathan Rogers and Stefanie M. Rogers, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat of Towering Oaks, Phase Two, First Revision, Cluster Lot Subdivision of record in Plat at Instrument No. 20120927-0088095, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher O. Jones and Adriana Jones-Duran, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130919-0098774 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 19, 2013.

This is improved property known as: **2560 Janalyn Trace, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 14th day of August, 2020.

WITNESS MY HAND on this the 14th day of August, 2020

Christopher O. Jones

Adriana Jones-Duran

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher O. Jones and Adriana Jones-Duran,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of August, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $384,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of August, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200512

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY