# WARRANTY DEED

Karen Johnson Davidson County
Batch# 499363 **DEEDWARR**
10/20/2020 02:05:33 PM 2 pgs
Fees: $13.00 Taxes: $860.25

20201020-0122168

O-C-20-4760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Risha Ann Rodgers Revocable Trust** | Studio Bank | |
| (NAME) **4760 Lickton Pike** | (NAME) 124 12th Avenue S, Ste 400 | **031-00-0-026.00** |
| (ADDRESS) **Whites Creek, TN 37189** | (ADDRESS) Nashville TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBBIE OWEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RISHA ANN RODGERS, TRUSTEE OF THE RISHA ANN RODGERS REVOCABLE TRUST DATED SEPTEMBER 19, 2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davison County, State of Tennessee, described as follows to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by S. N. McMurry, Engineering Company, January 10, 1946, as follows:

Beginning at a point in the center line of Lickton Road at the Southeast corner of the property conveyed to William C. Davis and wife, by deed of record in Book 136, Page 54, Register's Office for Davidson County, Tennessee; thence along Davis' s South line North 81 degrees West 354 feet to Davis' s Southwest corner in the East line of the Core property; thence along Core's East line South 0 degrees 15 minutes East 113 feet, more or less, to a stake; thence South 79 degrees 45 minutes East 306.9 feet to a railroad spike in the center line of Lickton Pike; thence with the center line of same, North 52 degrees 53 minutes East 108 feet, more or less, to the beginning.

Being the same property conveyed to Debbie Owen, unmarried by Warranty deed from John F. Nowicki, unmarried of record in Instrument No. 20120531-0047281 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on May 31, 2012.

This conveyance is subject to:
- Taxes for the year 2020, due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4760 Lickton Pike, Whites Creek, Tennessee 37189**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 9th DAY OF OCTOBER, 2020.

Debbie Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212