WARRANTY DEED

Karen Johnson Davidson County
Batch# 509497 DEEDWARR
11/05/2020 03:18:34 PM 3 pgs
Fees: $18.00 Taxes: $1,539.20

20201105-0130101

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-JE-20-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
John A. Rogan and Virginia L. Rogan	**SWBC Mortgage**	
(NAME)	(NAME)	**105-13-0-155.00**
2101 10Th Avenue South	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-2008	**San Antonio, TX 78216**	
(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, **CONSTANCE ALSUP, SUCCESSOR TRUSTEE, OF THE JOHNSON FAMILY LIVING TRUST, DATED DECEMBER 16, 1998, TOGETHER WITH BENEFICIARIES OF SAID TRUST, DJUAN M. CARPENTER, SITKO E. CARPENTER, STEVEN L. CARPENTER AND JARIUS JOHNSON ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN A. ROGAN AND VIRGINIA L. ROGAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being the North part of Lot No. 13 on the Plan of McAlister Property, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner and Sumner, Engineers, dated February 20, 1970, as follows:

Beginning at an iron pin in the Southwesterly intersection of 10th Avenue South, and Douglas Avenue; thence with the margin of 10th Avenue South, South 2 degrees 38 minutes West, 59 feet to an iron pin; thence leaving said Avenue, North 85 degrees 06 minutes West, 190 feet to an iron pin in the Easterly margin of Alley No. 648-1/2; thence with the same, North 2 degrees 38 minutes East, 59 feet to an iron pin in the Southerly margin of Douglas Avenue; thence with the same, South 85 degrees 06 minutes East, 190 feet to the point of beginning.

Being the same property conveyed to Emma M. Johnson (Single) by Warranty deed from Hope, Inc. of record in Book 4684, page 901, Register's Office for Davidson County, Tennessee, dated February 28, 1973 and recorded on March 01, 1973.

Being the same property conveyed to Emma M. Johnson, Trustee, or her successors in trust, under the revocable Johnson Family Living Trust, dated December 16, 1998 by Warranty deed from Emma M. Johnson of record in Book 11299, page 250, Register's Office for Davidson County, Tennessee, dated January 10, 1999 and recorded on January 15, 1999. Emma M. Johnson having since died on December 31, 2018, see Probate Case Number 19P322, Seventh Circuit Court, Davidson County, Tennessee (Probate Division). The said Johnson Family Living Trust appoints Constance Alsup as the first Successor Trustee upon the death of the Trustor. The beneficiaries of the trust, Djuan M. Carpenter, Sitko E. Carpenter, Steven L. Carpenter and Jairus Johnson join in this conveyance for the purpose fo conveying any and all interest in and to said property, which they may have.

This conveyance is subject to:
- Davidson County Taxes for the year 2021, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2101 10Th Avenue South, Nashville, Tennessee 37204-2008**.

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 our hand(s) this the 30 DAY OF OCTOBER, 2020.

Johnson Family Living Trust, dated December 16, 1998

BY: _____
Constance Alsup, Successor Trustee

Beneficiaries of the Trust

_____
Djuan M. Carpenter

_____
Sitko E. Carpenter

_____
Steven L. Carpenter

_____
Jairus Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DJUAN M. CARPENTER, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SITKO E. CARPENTER, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN L. CARPENTER, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

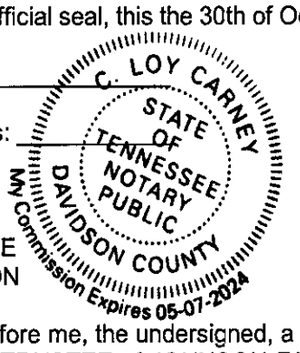
C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIRUS JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

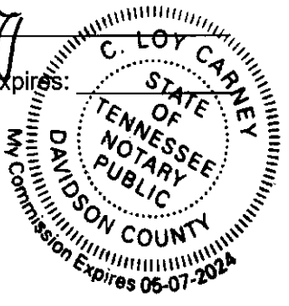


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONSTANCE ALSUP, SUCCESSOR TRUSTEE of JOHNSON FAMILY LIVING TRUST, DATED DECEMBER 16, 1998, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212