STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 20-10878

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 517237 DEEDWARR
11/16/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20201116-0135217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth Covington and Joshua Baker (NAME) 1311 Clarke Street (STREET ADDRESS) Nashville, TN 37138 (CITY) (STATE) (ZIP)	Legacy Home Loans, LLC (NAME) 4004 Hillsboro Pike Ste 216B (STREET ADDRESS) Nashville, TN 37215 (CITY) (STATE) (ZIP)	53-3-194

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ronald P. Rogers, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Covington and Joshua Baker, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 188 on the Plan of Section "B", Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald P. Rogers and Mary L. Rogers, his wife by Warranty Deed dated September 27, 2004 from Eleanor R. Long, a widow, recorded October 4, 2004, in Instrument Number 20041004-0119115, in the Register's Office of Davidson County, Tennessee.
The said Mary L. Rogers having since died on April 4, 2020, thereby vesting the subject property in Ronald P. Rogers, as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.

2. Subject to Easements for in Current Deed in Instrument Number 20041004-0119115, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1311 Clarke Street, Nashville, TN 37138.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of November, 2020.

Ronald P. Rogers

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of November, 2020, before me personally appeared Ronald P. Rogers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2020.

Notary Signature
My commission expires: 6/2021

PRESTON D MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

