WARRANTY DEED

Karen Johnson Davidson County
Batch# 534868 DEEDWARR
12/15/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20201215-0148032

O-SB-SR-20-439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/24

(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Carol Anne Carriaga	**Capstar Bank**	
(NAME)	(NAME)	
439 Lemont Dr	**2002 Richards Jones Rd Ste 300A**	**061-05-0A-041.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37215**	
(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, **DUSTIN C. ROGERS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROL ANNE CARRIAGA, A SINGLE WOMAN,** 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:

Being Unit No. 113 as created and established by the Master Deed and By-Laws for PoplarGlen a Horizontal property regime of record in Book 7534, Page 591, Register's office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's office as shown and described on the plan for Poplar Glen, Phase I of record in Book 6900, Page, 646, Register's office for Davidson county, Tennessee to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and By-Laws as may be from time to time amended as provided therein. Amended by surveyors certificate of correction of record in Book 7572, Page 609, said register's office.

Being the same property conveyed to Dustin Cory Rogers, an unmarried man by Warranty deed from Michael Alan Tignor, unmarried of record in Instrument No. 20140729-0067088 Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 29, 2014.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6900, Page 646 amended by Surveyors Certificate of Correction in Book 7572, Page 609, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Glen of record in Book 7534, Page 591, amended in Book 7548, Page 612 and Book 7654, Page 439, Register's Office for Davidson County, Tennessee.
• Articles of Incorporation of Poplar Glen HOA of record in Book 8069, Page 166, in the Register's Office for Davidson County, Tennessee.
• Articles of Incorporation of Poplar Glen Property Owners Association of record in Book 8189, Page 674, in the Register's Office for Davidson County, Tennessee.
• Subject to Easement Agreement for Mutual Access and use of Open Space- Poplar Glen of record in Book 8036, Page 209, in the Register's Office for Davidson County, Tennessee.
• Subject to Deed of Conveyance of record in Book 7893, Page 439, in the Register's Office for Davidson County, Tennessee.
• Subject to Deed of Conveyance of record in Book 7893, Page 374, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **439 Lemont Dr, Nashville, Tennessee 37216**.

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 11th DAY OF DECEMBER, 2020.

Dustin C. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN C. ROGERS, 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 11th of December, 2020.

Notary Public
My Commission Expires: 1-3-2024
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON