WARRANTY DEED

Karen Johnson Davidson County
Batch# 538674 **DEEDWARR**
12/21/2020 09:55:45 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20201221-0150870

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS
$ 289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE December 17, 2020

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Brendan William McCartt**	**SEND TAX BILLS TO:** New Owner	**MAP-PARCEL NUMBERS**
(NAME) **3209 Newington Cove**	(NAME)	151 01 0A 131.00
(ADDRESS) **Antioch, TN 37013**	**(ADDRESS)**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ZERO AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark A. Rogers and wife, Angela Vowell Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brendan William McCartt, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, 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 Mark A. Rogers, a married man by deed from terry Pettis and wife, Roberta Pettis, of record in Instrument No. 20060106-0002275, dated 1/6/2006, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3209 Newington Cove, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 **17th day of December, 2020.**

Mark A. Rogers

Angela Vowell Rogers

STATE OF Tennessee

COUNTY OF Rutherford

On this 17th day of December, 2020, before me personally appeared Mark A. Rogers and Angela Vowell Rogers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Mark A. Rogers and Angela Vowell Rogers.

Witness my hand at office on **17th day of December, 2020.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022