Box 14

Karen Johnson Davidson County
Batch# 549748 **DEEDWARR**
01/08/2021 09:20:29 AM 2 pgs
Fees: $13.00 Taxes: $358.90

20210108-0003761

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Timothy Blake Rogers
Affiant

Subscribed and sworn to before me, this 23rd day of December, 2020.

Notary Public
My commission expires: 12/16/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
T Blake Rogers	**New Owner**	**147-03-0A-041.00CO**
1015 Monroe Lane		
Brentwood, TN 37027		

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 HEREBY ACKNOWLEDGED, WE,

Angelica Blanco, a married woman

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

Timothy Blake Rogers, a married 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-1 of the Harding Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 571 and 572 and as established by the Master Deed of record in Book 6104, Page 725, for Davidson County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Angelica Blanco, unmarried, by Warranty Deed, from Rafia U. Niazi and spouse, Umar F. Niazi, dated June 1, 2007, of record in Instrument No. 20070607-0068400, Register's Office for Davidson County, Tennessee. Angelica Blanco has since married but this has never been her marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
1. Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.
2. By Laws of record in Book 6104, Page 763, Register's Office for Davidson County, Tennessee.
3. All matters of record in Book 3842, Page 35, in the Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer Easement of record in Book 3312, Page 560, in the Register's Office for Davidson County, Tennessee.
5. Charter for Homeowners Association of record in Book 6081, Page 872, in the Register's Office for Davidson County, Tennessee.
6. Lease to Middle Tennessee Laundry Service of record in Book 9962, Page 8, in the Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 441 Harding Place, Unit C-1, Nashville, TN 37211.

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 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.

By her signature below, Grantor swears that the property being conveyed has never been the marital residence of Grantor.

Witness my/our hand(s) this 23rd day of December, 2020.

Angelica Blanco

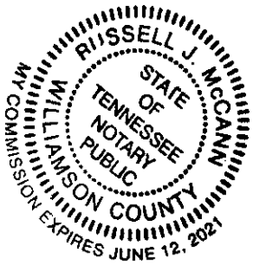
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of December, 2020, before me personally appeared Angelica Blanco, 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 23rd day of December, 2020.

Notary Signature

My commission expires:



File #: 20-781
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027