Name and Address of New Owner:
Alison Rodgers and Allen Rodger, Jr.
507 Croley Drive
Nashville, TN 37209

Send Tax Bills To:
Alison Rodgers and Allen Rodger, Jr.
507 Croley Drive
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 569571 DEEDWARR
02/05/2021 03:07:01 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20210205-0017169

This Instrument Prepared By:
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 091-13-0-147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Constance Braae, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alison Rodgers and Allen Rodger, Jr., wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Being Lots Nos. 13, 14 and part of Lot No. 15 of Block M, Crolywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of Croley Avenue, at the common corner of Lots 15 and 16; thence with said Avenue, Northerly 180 feet to a corner of Lots 12 and 13; thence with the line between said Lots, Westerly 113.4 feet to a point; thence Southeasterly along the rear line of Lots 13, 14 and 15, 115.30 feet to the line of the property condemned for the Interstate Highway; thence along said line, North 76 degrees 43 minutes East 129.34 feet to the point of beginning.

Being the same property conveyed to Lyle W. Braae and Constance Braae, husband and wife as joint tenants by Quitclaim deed from Lyle W. Braae of record in Instrument No. 20141022-0097469 Register's Office for Davidson County, Tennessee, dated October 07, 2014 and recorded on October 22, 2014. Lyle W Braae having since died on November 14th, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement of record in Book 3530, Page 257, Register's Office for Davidson County, Tennessee.

Return to:
Ready Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
14R 21507

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of February, 2021.

Constance Braae (SEAL)
Constance Braae

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 2021, before me personally appeared Constance Braae, 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 3rd day of February, 2021.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10/11/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of February, 2021.

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Notary Public
My commission expires:
File No. 2021-3296