Name and Address of New Owner:
Davis K. Rogers and Janet P. Rogers
8121 Lenox Creekside Drive, 0-9
Antioch, Tennessee 37013

Send Tax Bills To:
Davis K. Rogers and Janet P. Rogers
3025 Wilcot Way
Franklin, TN 37069

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No:
181-02-0A-238.00 CO

Karen Johnson Davidson County
Batch# 573888 DEEDWARR
02/12/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20210212-0020257

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, **Connor Jeffrey Walkup, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Davis K. Rogers and Janet P. Rogers, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. O-9, of Lenox Creekside, Phase 6, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Connor Jeffrey Walkup, unmarried man, by Warranty deed from Eugene Kessler and wife, Susan Kessler of record in Instrument No. 20150319-0023928 Register's Office for Davidson County, Tennessee, dated February 25, 2015 and recorded on March 19, 2015. (Value of consideration shown in aforementioned deed $148,000.00.)

Being also known as 8121 Lenox Creekside Drive, 0-9, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

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 11th day of February, 2021.

_____(SEAL)
Connor Walkup

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Connor Walkup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Cheatham)

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 $222,000.00, 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
11th day of February, 2021.

_____
Notary Public
My commission expires: 2-5-2025

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

File No. 2021-1340

202102120020257

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, Kara J. Krantz, 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.

Kara Krantz
Signature

State of Tennessee

County of Cheatham

Personally appeared before me, L. Broner McCoy, a notary public for this county and state, **Kara J. Krantz**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of February, 2021.

Notary's Signature

My Commission Expires: 8-27-22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY