Karen Johnson Davidson County
Batch# 612106 DEEDWARR
04/12/2021 09:02:36 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20210412-0047892

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jackie Robinson Bilbrew
1021 Heritage Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
AmeriSave Mortgage Corporation,
3525 Piedmont Road NE,
8 Piedmont Center Ste 600
Atlanta, Georgia 30305

MAP 042
GROUP 11 0A
PARCEL 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rogers Investment Properties LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jackie Robinson Bilbrew,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4675, at page 46, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. 1021 on the said section plat together with the carport designated number 1021, a family unit type No. B, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto and attached and exhibited, recorded in Book 4758, page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, page 829, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rogers Investment Properties LLC by Executrix's Deed from Terrilyn Vickers, as Executrix of the Estate of Norma Sue Warren Franck, dated December 29, 2020 and filed of record December 31, 2020 in Instrument No. 20201231-0155014, Register's Office for Davidson County, Tennessee.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Party of the Second Part does assume and agree to observe and perform, including, but not limited to the payment of assessments;

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.

2. Master Deed Book 4758, Page 179, amended Book 4808, Page 829, amended Instrument 20040804-0093767.

3. Matters shown on the recorded plat of Heritage Village Condominiums, of record in Plat Book 4675, Page 46, said Register's Office.

4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1021 Heritage Drive, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jackie Robinson Bilbrew, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 9th day of April, 2021.

Rogers Investment Properties LLC., a Tennessee Limited Liability Company

Justin Rogers

By: Justin Rogers, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **Rogers Investment Properties LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Justin Rogers,** and that he as such **Manager,** with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 9th day of April, 2021.

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires

NOTARY PUBLIC
My Commission Expires: January 23, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

Jackie Robinson Bilbrew 04/09/2021

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 2021.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03-07-23