Karen Johnson Davidson County
Batch# 612699 DEEDWARR
04/12/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20210412-0048118

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1174

WARRANTY DEED

#36162

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie's Real Estate and Trust Account, LLC, a Utah limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline Kerrins Rogers and Michael Hunter White, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 712 in Block No. 32 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 712 fronts 60 feet on the Southerly side of Nevada, formerly Third Avenue and extends back Southwardly between parallel lines and along the Easterly margin of 49th Avenue North, formerly Eighth Street, 150 feet to an alley, on which it measures 60 feet.

Being the same property conveyed to Thomas J. Sullivan and Ruth L. Sullivan by Warranty deed from Margaret Harris Little and Agnes Harris Boyce of record in Book 4262, page 881, Register's Office for Davidson County, Tennessee, dated August 22, 1968. The said Ruth L. Sullivan having died January 25, 2004, leaving Thomas J. Sullivan surviving tenant by the Entirety. The said Thomas J. Sullivan having died April 11, 2019. The Last Will and Testament of Thomas J. Sullivan was admitted to probate in Davidson County, Tennessee, Probate Division, Docket No. 19P-894.

Being the same property conveyed to Melanie Farrell, Trustee of the Melanie's Real Estate and Trust Account, LLC dated 07/19/19 by Warranty deed from The Estate of Thomas J. Sullivan of record in Instrument No. 20191017-0106332 Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on October 17, 2019 and by Scriveners Affidavit to correct Grantor as Melanie's Real Estate and Trust Account, LLC, a Utah limited liability company of record in Instrument No. _____202104120048117_____-
_____, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4811 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of April, 2021.

Melanie's Real Estate and Trust Account, LLC, a Utah limited liability company

Melanie Farrell, Sole Member

State of California
County of Orange

On this 3rd day of April, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Melanie Farrell, ~~with whom I am personally acquainted, or~~ proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Sole Member of the maker of Melanie's Real Estate and Trust Account, LLC, a Utah limited liability company, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of Melanie's Real Estate and Trust Account, LLC, a Utah limited liability company, as Sole Member.

Notary Public

My Commission Expires: 3/29/2024

ZAK ILMUDEEN
COMM. #2325649
Notary Public-California
ORANGE COUNTY
My Comm. Expires Mar 29, 2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 905,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of April, 2021.

Notary Public

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Caroline K. Rogers 4811 Nevada Avenue Nashville, TN 37209	New Owner 4811 Nevada Avenue Nashville, TN 37209	091-15-0-315.00

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

