Karen Johnson Davidson County
Batch# 625992 DEEDWARR
04/29/2021 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210429-0057880

WARRANTY DEED

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/14/2023

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2224LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Donald Ross Rogers and Martha Rogers	Donald Ross Rogers and Martha Rogers	
717 Mill Creek Meadow Drive	34181 Tumalo Rim Dr.	095 02 0C 006.00
Nashville, TN 37214	Bend, OR 97703	

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,

ZACHARY LAUGHLIN AND ALLISON LAUGHLIN, HUSBAND AND WIFE

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

DONALD ROSS ROGERS AND MARTHA ROGERS, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Unit 6 , Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Zachary Laughlin and Allison Laughlin, husband and wife, by Warranty Deed from Riverwalk at Mill Creek Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191002-0100617, in the Register's Office of Davidson County, Tennessee, dated October 1, 2019 and recorded on October 2, 2019.

Being part of the same property conveyed to Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Riverwalk Land Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20180306-0021210, in the Register's Office of Davidson County, Tennessee, dated March 06, 2018 and recorded on March 06, 2018. Also see Scriveners Affidavit of record in Instrument No. 20180307-0021681, Registers Office of Davidson county, Tennessee.

Being part of the same property conveyed to Riverwalk Land Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust, of record in Instrument No. 20180302-0019987, in the Register's Office of Davidson County, Tennessee, dated March 02, 2018 and recorded on March 02, 2018.

Being part of the same property conveyed to Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust, by Quitclaim from Brett Alan Wesnofske, a married man, of record in Instrument No. 20180301-0019585, in the Register's Office of Davidson County, Tennessee, dated March 01, 2018 and recorded on March 01, 2018.

Being part of the same property conveyed to Brett Alan Wesnofske, Married, by Warranty Deed from Jan Leah Todd, Executor under the Last Will and testament of Thomas W. Beasley, of record in Instrument No. 20111123-0091707, in the Register's Office of Davidson County, Tennessee, dated November 21, 2011 and recorded on November 23, 2011.

Being part of the same property conveyed to Brett Alan Wesnofske, by Warranty Deed from Thomas W. Beasley by and through his Court Appointed Conservator Jan B. Todd, of record in Instrument No. 20101213-0099160, in the Register's Office of Davidson County, Tennessee, dated December 10, 2010 and recorded on December 13, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Subdivision of Cumberland Yacht Harbor, as recorded in Instrument No. 20081104-0109837.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180306-0021073, as amended in Instrument No. 20180404-0031783.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180307-0021557 as amended in Instrument No. 20180404-0031782.
7. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120823-0075988.
8. Easement recorded in Instrument No. 20190123-0006609.

This is improved property known as 717 Mill Creek Meadow Drive, Nashville, TN 37214

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 in 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.

Witness our hand on the 20th day of April, 2021.

Zachary Laughlin

Allison Laughlin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ZACHARY LAUGHLIN AND ALLISON LAUGHLIN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of April, 2021.

Notary Public

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: ~~6-14-2023~~ 9/29/2021

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23

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