Karen Johnson Davidson County
Batch# 627048 DEEDWARR
04/30/2021 02:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210430-0058425

Recording Requested By:
Chicago Title Company

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Susan J Mallett-Rodgers 1401 Winding Way Nashville, TN 37216	Susan J. Mallett-Rodgers 1401 Winding Way Nashville, TN 37216

Order Number: 8502100895

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Susan J. Mallett-Rodgers, Trustee of The Susan J. Mallett-Rodgers Trust, dated October 4, 1995, as Amended and Restated on June 18, 2003 and Susan J. Mallett-Rodgers, Trustee of The Rose Janette Rodgers Trust, dated May 8, 2007,** for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Susan J. Mallett-Rodgers, as Trustee(s) of The Susan J. Mallett-Rodgers Trust under Trust Instrument dated October 4, 1995,** whose address is 1401 Winding Way, Nashville, TN 37216, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the east part of Lot No. 20 on Block D on the map of Section 2, Jackson Park, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee, and a part of an unnamed tract lying east of the same, in section 3, of Jackson Park, not of record, described together according to a copy of a survey thereof made by L.T. Cantrell dated March 18, 1953, as follows:

Beginning at a point in the northerly margin of Winding Way, 90 feet east of the corner of Lots Nos. 19 and 20; thence northerly 309.0 feet, more or less, to a point in the north line of Lot 20 which is 10 feet east of the corner of Lots Nos. 19 and 20; thence easterly 110 feet to a point; thence southerly 279.6 feet, more or less, to the north margin of Winding Way; thence with the margin of the same, westerly 120 feet to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Notes, easements, building setback lines and all matters set forth on the map of Section 2, Jackson Park, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee; and easements and restrictions of record and easements that would be made visible by an inspection of the premises; and

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 061 08 0 124.00
Street address of property: 1401 Winding Way, Nashville, TN 37216

Prior Instrument References by which Grantor(s) acquired title: Instrument 20180705-0064944 in the Recorder's Office, Davidson County, Tennessee.

Signed this 27 day of April, 2021.

Signature of Grantor(s):

Susan J Mallett Rodgers
Susan J. Mallett-Rodgers, Trustee of
The Susan J. Mallett-Rodgers Trust,
dated October 4, 1995, as Amended
and Restated on June 18, 2003

Susan J Mallett Rodgers
Susan J. Mallett-Rodgers, Trustee of The
Rose Janette Rodgers Trust, dated
May 8, 2007

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Susan J. Mallett-Rodgers, Trustee of The Susan J. Mallett-Rodgers Trust, dated October 4, 1995, as Amended and Restated on June 18, 2003 and Susan J. Mallett-Rodgers, Trustee of The Rose Janette Rodgers Trust, dated May 8, 2007, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

See attached

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Siskiyou

On April 27, 2021 before me, Terri Mazingo, Notary Public,
(Here insert name and title of the officer)

personally appeared Susan J. Mallett-Rodgers,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Terri Mazingo
Signature of Notary Public

(Notary Seal)

TERRI MAZINGO
Notary Public - California
Siskiyou County
Commission # 2285936
My Comm. Expires May 6, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

general warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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County Parcel number: 061 08 0 124.00
Street address of property: 1401 Winding Way, Nashville, TN 37216

Oath of Consideration

I or we, Lisa Saldondakr the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29th day of April, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 29th day of April, 2021.

Notary Public

LIZ. N. SIPES
COMM.# 2328374
NOTARY PUBLIC-CALIFORNIA
PLACER COUNTY
MY COMM. EXP. MAY 15, 2024

True Copy Certification

I, Lisa Salondaka, 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.

Signature

State of California

County of Placer

Personally appeared before me, ~~[Name of Notary]~~ Liz N. Sipes, a notary public for this county and state, [name of person making certification] 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: MAY 15, 2024
Notary' Seal (if on paper)

LIZ N. SIPES
COMM. # 2328374
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM. EXP. MAY 15, 2024