Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

NEW OWNER:
Charles A. & Beverly P. Titlow
6204 Gardendale Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-133

MAP & PARCEL
158-03-0-027.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 627504 **DEEDWARR**
05/03/2021 12:40:43 PM 3 pgs
Fees: $18.00 Taxes: $4,612.05

20210503-0059056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION TWO HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($1,246,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kevin Rogus and Erin Ingraham n/k/a Erin Ingraham Rogus, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Charles Alan Titlow and Beverly Price Titlow, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 701 on the Plan of Hillsboro Park, Section VII of record in Plat Book 2330, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Rogus and Erin Ingraham, husband and wife by Warranty deed from Douglas W. MacCallum and Jeanette MacCallum, husband and wife of record in Instrument No. 20150102-0000151 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 02, 2015. (Value of consideration shown in aforementioned deed $735,000.00.)

Being also known as 6204 Gardendale Drive Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30 day of April, 2021.

Kevin Rogus

Erin Ingraham Rogus

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kevin Rogus and Erin Ingraham Rogus , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of April, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,246,500.00**.

AFFIANT

Sworn to and subscribed to before me this 30 day of **April**, 2021.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022