This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 639052 **DEEDWARR**
05/18/2021 03:03:44 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210518-0067305

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $1,300,000.00.

Affiant

Subscribed and sworn before me this the 17th day of May, 2021.

Notary Public
My commission expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher John Rodzewicz 2828 Sugar Tree Road Nashville, TN 37215	New Owner	117-09-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COKER PROPERTIES, LLC, FKA COKER PROPERTIES INC., A TENNESSEE CORPORATION,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHRISTOPHER JOHN RODZEWICZ AND MARY VIRGINIA ROWE, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Woodmont Estate, a Resubdivision of Lot No. 5 & 23, of record in Plat Book 3842, Page 30, 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 Coker Properties Inc., a Tennessee Corporation, by Quitclaim Deed from Jerry W. Bowen and wife, Christie C. Bowen, of record in Instrument No. 20150922-0096267, Register's Office for Davidson County, Tennessee, dated September 18, 2015, and recorded on September 22, 2015. The said Coker Properties, Inc. have since converted from a Tennessee Corporation to a Tennessee Limited Liability Company with the Tennessee Secretary of State.

Also being the same property conveyed to Jerry W. Bowen and wife, Christie C. Bowen, by Warranty Deed from Cristy Beasley a/k/a Cristy C. Beasley, of record in Instrument No. 20060213-0017084, Register's Office for Davidson County, Tennessee, dated February 08, 2006, and recorded on February 13, 2006.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2828 Sugar Tree Road, Nashville, TN 37215.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of May, 2021.

Coker Properties Inc.

Christie C. Bowen, President

Jerry W. Bowen, Secretary

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Christie C. Bowen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the President of the within named bargainor, a Corporation, and that she, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Christie C. Bowen as such President.

Witness my hand and official seal this 17th day of May, 2021.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jerry W. Bowen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Secretary of the within named bargainor, a Corporation, and that he, as such Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Jerry W. Bowen as such Secretary.

Witness my hand and official seal this 17th day of May, 2021.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY