Karen Johnson Davidson County
Batch# 655943 DEEDWARR
06/14/2021 12:09:16 PM 2 pgs
Fees: $13.00 Taxes: $806.60
20210614-0079794

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 147
Justin Rogers	SAME	GROUP 10 0
2491 N Mount Juliet Rd #1343		PARCEL 033.00
Mt Juliet, Tennessee 37122		

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, I, **Tatiana Mindlin, also known as Tatiana Mindlin, as executrix of the Estate of Edward Wayne Shuler, Jr, deceased, and as owner of the below - described property by bequest from the said Edward Wayne Shuler, Jr., (being one in the same as Edward Shuler), under the terms of his will, and joined by Tatiana Mindlin, personally,**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rogers Investment Properties LLC.,
a Tennessee Limited Liability Company

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 Lot No. 278 on the Plan of Caldwell Country Estates, Section V, as of record in book 3300, page 16, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward Shuler by Warranty Deed from Kevin L. Ezzell and wife, Trina A. Ezzell, dated September 19, 2000 and filed of record October 5, 2000 in Instrument No. 20001005-0099245, Register's Office for Davidson County, Tennessee. Further conveyed to Edward W. Shuler and Tatiana Mindlin, husband and wife as joint tenants with rights of survivorship, by Quitclaim Deed from Edward W. Shuler a/k/a Edward Shuler, a married man herein joined by his spouse Tatiana Mindlin, dated June 7, 2017 and filed of record June 14, 2017 in Instrument No. 20170614-0059742, said Register's Office, In Case Number 21-P-933, in the Seventh Circuit Court Probate, of Davidson County, Tennessee, the Will of Edward Wayne Shuler, Jr., which appointed Tatiana Mindlin as Escrutrix of said estate bequested such property to his wife the said Tatiana Mindlin was admintted to probate on May 13, 2021, and Tatiana Mindlin was apponted Executrix of said estate.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5030 Suter Drive, Nashville, Tennessee 37203.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with 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 is 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 my hand and official seal at office this 17th day of May, 2021.

Tatiana Mindlin, personally

Tatiana Mindlin, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tatiana Mindlin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tatiana Mindlin,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be Executrix of , the within named bargainor, **the Estate of Edward Wayne Shuler, Jr, deceased,** and that they as such authorized executrix, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Estate of Edward Wayne Shuler, Jr, deceased** as such authorized Executrix.

WITNESS my hand and official seal at office this 17th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027