Karen Johnson Davidson County
Batch# 655993 DEEDWARR
06/14/2021 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210614-0079858

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2654

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2021

Notary Public

Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Home Capital, LLC 3622 Whites Creek Pike Nashville, TN 37207	New Owner	049-00-0-107.00

WARRANTY DEED

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/WE,

Gleason Rogers, Administrator and Heir, and LaShonda Rogers, Heir, and Danyelle Lamont Rucker, Heir of The Estate of Gleason Ramey Rogers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Home Capital, LLC, a 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 the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, March 24, 1954, as follows:

Beginning at a point in the center of Whites Creek Pike, at the Northeast corner of Lot No. 5 of Block "B" on the Plan of Jack Burton's Subdivision, not of record, shown on a survey made by James A. Hamilton, Surveyor, December 21, 1946, conveyed to James R. Reeder and wife, by deed from Willie T. Cato, Jr. of record in Book 1906, Page 31, Register's Office for Said County; thence South 69 degrees 24 minutes West 998 feet; thence North 15 degrees West 293 feet; thence North 69 degrees 24 minutes East 900 feet, more or less, to the center of said Pike, South 30 degrees 36 minutes East 275 feet to the beginning, containing 6 acres, more or less.

Said G. R. Rogers a/k/a Gleason Ramey Rogers became deceased on February 18, 2018, intestate, filed for Probate in Docket No. 18P1119, Chancery Court of Davidson County, Tennessee. Gleason Robert Rogers, LaShonda Rogers and Lamont Rogers are named as heirs. Affidavit(s) of Heirship of record in Instrument No. 20200219-0018468 and Instrument No. 20200219-0018469, in said register's office.

Danyelle Lamont Rucker is one in the same as Lamont Rogers. Affidavits of heirships erroneously reference Lamont Rogers and his legal name is Danyelle Lamont Rucker.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3622 Whites Creek Pike, Nashville, TN 37207

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 so 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.

Dated this the 4th day of June, 2021.

The Estate of Gleason Ramey Rogers

By: Gleason Rogers, Administrator
Gleason Rodgers, Administrator

By: Gleason Rogers, Heir
Gleason Rodgers, Heir

By: LaShonda Rogers, Heir
LaShonda Rogers, Heir

By: Danyelle Lamont Rucker, Heir
Danyelle Lamont Rucker, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gleason Rodgers, Administrator and Heir of The Estate of Gleason Ramey Rogers and LaShonda Rogers and Danyelle Lamont Rucker, Heirs of The Estate of Gleason Ramey Rogers** with whom I am personally acquainted (or proved to me 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 Brentwood, Tennessee this 4th day of June, 2021.

Jacqueline G Brown
Notary Public
My Commission Expires: 3-8-2023

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021