Karen Johnson Davidson County
Batch# 662245 DEEDWARR
06/22/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210622-0084304

#36328

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535137**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2021. Notary Public My Commission Expires: 10-2-2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Kevin Spencer and Lisa Spencer 2310 Elliott Avenue, Unit 836 Nashville TN 37204	Send Tax Bills To: Key Bank N.A. 4910 Tiedman Rd OH-01-51-KBMO Brooklyn, OH 44144	Tax Information: Tax Parcel ID No. 105-14-0C-836.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith C. Rogers, as to an undivided 66 percent and John T. Rogers, Jr. and Judy C. Rogers, as tenants by the entirety, as to an undivided 34 percent, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Spencer and Lisa Spencer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 836 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 200709170110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to MEREDITH C. ROGERS, AS TO AN UNDIVIDED 66 PERCENT and JOHN T. ROGERS JR. and JUDY C. ROGERS, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 34 PERCENT, AS TENANTS IN COMMON, by deed from NATHANIEL BARRETT KENNEY, of record in Instrument No. 20110809-0061337 , dated July 28, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 105-14-0C-836.00 CO.

Master Deed of record as Instrument No. 20070917-0110745, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070525-0062832, said Register's Office.

Memorandum of Lease to Web Service Company, Inc. of record in Book 10584, page 149, said Register's Office.

Cable Television Easement and Maintenance Agreement of record as Instrument No. 20000418-0038819, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060623-0075219, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082, said Register's Office.

This is improved property located at 2310 Elliott Avenue, Unit 836 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2021.

Meredith C. Rogers

John T. Rogers, Jr. by Meredith C. Rogers, his Attorney-in-Fact his attorney-in-fact

Judy C. Rogers by Meredith C. Rogers, her Attorney-in-Fact her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith C. Rogers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith C. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John T. Rogers and Judy C. Rogers and that she is authorized by John T. Rogers and Judy C. Rogers to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

