Karen Johnson Davidson County
Batch# 679451 DEEDWARR
07/19/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210719-0096747

20211498R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2021. Notary Public My commission expires: 5-5-2025

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Duane Roggendorff	Studio Bank	**094-02-0-066**
1708 Eastside Avenue	124 12th Ave S, Suite 400	
Nashville, TN 37206	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Raquel Davila, an unmarried woman and Jessica Franco, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Duane Roggendorff, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of United Electric Railway Addition of record in Plat Book 161, Page 8, 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 Gan, a single man by Warranty deed from Prima Properties, LLC of record in Instrument No. 20141219-0116334 Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on December 19, 2014.

Being the same property conveyed to 1708 Eastside Avenue, LLC by Quitclaim deed from Kevin Gan, a single man of record in Instrument No. 20150925-0097458 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on September 25, 2015.

Being the same property conveyed to Jessica Franco, an unmarried woman by Warranty deed from 1708 Eastside Avenue, LLC of record in Instrument No. 20210104-0000775 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 4, 2021.

Being the same property conveyed to Jessica Franco, an unmarried woman and Raquel Davila, an unmarried woman by Quitclaim deed from Jessica Franco, unmarried of record in Instrument No. 20210104-0000777 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 4, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (x) unimproved (__) property known as 1708 Eastside Avenue, Nashville, TN 37206.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and **interest thereto belonging to the said** GRANTEE(S), their heirs and assigns forever; and we do covenant **with the said GRANTEE(S) 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 GRANTEE(S),** 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/OUR HANDS EFFECTIVE AS OF 14th day of July, 2021:

Raquel Davila by Nancy Cleppe, her attorney-in-fact
Raquel Davila by Nancy Cleppe, her Attorney-In-Fact

Jessica Franco by Nancy Cleppe, her attorney-in-fact
Jessica Franco by Nancy Cleppe, her Attorney-In-Fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Nancy Cleppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Raquel Davila ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

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

My Commission Expires: 5/24/25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Nancy Cleppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Jessica Franco ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

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

My Commission Expires: 5/24/25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mills, **do** hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/14/2021 (date of document).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL