WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12701-DS

Karen Johnson Davidson County
Batch# 680939 DEEDWARR
07/21/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210721-0098083

WARRANTY DEED

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Davidson JM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: ~~February 08, 2024~~ JM
11-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Dale Rogers Jessica Wong Rogers	New Owner	174110A51500CO
(NAME)	(NAME)	
1408 Ohara Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Yosef M. Weldesenbet and Meaza Workagegnehu, husband and wife** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Rogers and Christopher Dale Rogers, Jr., wife and husband,** 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:

BEING Lot No.86, on the plan of Cane Ridge Farms, Phase Three, Section One, First Amendment, as shown by plat of record in Instrument #20070703-0079200, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Yosef M. Weldesenbet and Meaza Workagegnehu, husband and wife by deed from NVR, Inc., dated 5-4-18 of record in Instrument #201805070043648, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1408 Ohara Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 16th day of July, 2021.

Yosef M. Weldesenbet

Meaza Workagegnehu

State of Tennessee
County of Rutherford

Personally appeared before me Yosef M. Weldesenbet and Meaza Workagegnehu, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2021.

Notary Public ~~Carla R. Dillard~~ Jenny Averhoff
My Commission Expires: ~~February 08, 2024~~ 9-19-2022

File No.: 2381

JENNY AVERHOFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/16/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/16/2021

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM