Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 682612 **DEEDWARR**
07/23/2021 11:02:06 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210723-0099092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this 16th day of July, 2021.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

2021-429

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alyssa Nicole Joaquin and Jared Dragt	NEW OWNER	
5748 Brentwood Trce		160-14-0B-048.00-CO
Brentwood, TN, 37027		

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, we

Helen M. Rodgers, Trustee of The Castle Rising Trust fbo Joseph Mason Rodgers dated October 31, 2014,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alyssa Nicole Joaquin, an unmarried woman and Jared Dragt, an unmarried man, as joint tenants with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5748 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, page 261, Register's Office for said County, which pan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Helen M. Rodgers, Trustee of the Castle Rising Trust FBO Joseph Mason Rodgers U/A/D October 31, 2014 by Warranty deed from Jonathan D. Love and Lindsey Love, husband and wife of record in Instrument No. 20170227-0019048 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5748 Brentwood Trce, Brentwood, TN 37027.**

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.

The Castle Rising Trust fbo Joseph Mason Rodgers dated October 31, 2014

Helen M. Rodgers, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Helen M. Rodgers, Trustee of the Castle Rising Trust fbo Joseph Mason Rodgers dated October 31, 2014, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2021.

Notary Public
My Commission Expires: 01/04/2025

KIMBERLY R GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2025