Karen Johnson Davidson County
Batch# 698943 DEEDWARR
08/17/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210817-0111169

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Blue Sky Horizon, GP | New Owner (NAME) | |
| 1007 Southside Court (ADDRESS) | (ADDRESS) | 072-16-0-267.00 |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Scott A. Rogers and wife, Kellie Rogers, and Scott A. Rogers as Special Designee for the interest if any of Debra Jean Rogers., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Blue Sky Horizon, GP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Dugger Heights of record in Plat Book 1424, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 70 feet on the easterly side of Dugger Drive, and runs back 2098 feet on the northerly line and 210.2 feet on the southerly line to a dead line.

Being the same property conveyed to Charles M. Rogers and wife, Margaret W. Rogers by Installment deed from Darrell J. Howlett and wife, Gladys V. Howlett of record in Book 4022, page 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret W. Rogers and Scott A. Rogers by QuitClaim deed from Margaret W. Rogers of record in Instrument No. 20051103-0133245 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret W. Rogers and Kellie Rogers by QuitClaim deed from Margaret W. Rogers and Scott A. Rogers of record in Instrument No. 20131217-0127308 Register's Office for Davidson County, Tennessee. Margaret W. Rogers died, unmarried and intestate, on December 29, 2018, survived by her children Scott A. Rogers and Steven Rogers. Steven Rogers conveyed his interest to Scott A. Rogers and wife Kellie Rogers by QuitClaim deed of record in Instrument No. 20210224-0022961 Register's Office for Davidson County, Tennessee, A third child of Margaret W. Rogers, Debra Jean Rogers, has been alleged to be missing and presumed deceased without heirs in a petition pending before the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-392, captioned "In Re: Debra Jean Rogers". By Order entered 7/23/2021 and placed of record herewith, the Court approved the within sale on behalf of all owners and ordered that Scott A. Rogers may, as special designee, execute a deed to the fee.

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

unimproved ( )
This is improved (X) property, known as 1519 Dugger Drive, Nashville, TN 37206
(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

**WARRANTY DEED**
(Continued)

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

Witness my/our hand(s) this 26th day of July, 2021.

Scott A. Rogers

Scott A. Rogers

Kellie Rogers

Kellie Rogers

Scott A. Rogers

Scott A. Rogers, Special Designee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott A. Rogers and wife, Kellie Rogers, and Scott A. Rogers as Special Designee for the interest if any of Debra Jean Rogers., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2021.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

**Tennessee Certification of Electronic Document**

I, Evelin Alexandru, 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 July 26 2021 (date of document).

Affiant Signature

08 - 05 - 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024