STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13813

Karen Johnson Davidson County
Batch# 714772 DEEDWARR
09/13/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20210913-0122260

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cody Bray (NAME)	**Cody Bray** (NAME)	107-04-0-028
555 Lockwood Drive (STREET ADDRESS)	**555 Lockwood Drive** (STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	**555 Lockwood Drive** (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Matthew T. Rogers, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Bray, an unmarried man**, 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. 45, on the Plan of Larkwood, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew T. Rogers, a single man by Deed dated December 9, 2016, recorded December 13, 2016, in Instrument Number 20161213-0130397, in the Register's Office of Davidson County, Tennessee. Matthew T. Rogers is now married to Danielle Rogers. Danielle Rogers joins in this conveyance to convey any interest she may have in said property, particularily her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 555 Lockwood Drive, Nashville, TN 37214.

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. Whenever 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 hand(s) this 8th day of September, 2021.

Matthew T. Rogers

Danielle Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2021, before me personally appeared Matthew T. Rogers and Danielle Rogers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL W. SISCO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Emily Manno, 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 09/08/21.

Date

Affiant Signature

09/08/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON