Karen Johnson Davidson County
Batch# 724062 DEEDWARR
09/27/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $454.73
20210927-0129202

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $122,900.00.

Affiant

Subscribed and sworn to me on 09/17/21.

NOTARY PUBLIC
My Commission Expires: 11-4-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley Sanchez 3318 20th Ave. SW Largo, FL 33774	OCG Capital, LLC 1500 Rosecrans Avenue Suite 500 PMB 406 Manhattan Beach, CA 90266	060 07 0 136.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donzale Kennedy Rogers, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ashley Sanchez, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of, Section 3, Hillhurst Acres, as of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donzale Kennedy Rogers, now a married person, a tenants-by-the-entirety interest, by Quitclaim Deed from Curtis K. Rogers, now a married person, of record in Instrument No. 20040227-0022334, in the Register's Office of Davidson County, Tennessee, dated February 27, 2004 and recorded on February 27, 2004. And Curtis Kenneth Rogers died on December 21, 2013 and Will recorded in Instrument No. 20151218-0127488 with the Docket No. 14P43 in the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Curtis K. Rogers, by Quitclaim Deed from Addine L. Rogers, of record in Book 9720, Page 468, in the Register's Office of Davidson County, Tennessee, dated June 23, 1995 and recorded on July 3, 1995.

Being the same property conveyed to Curtis K. Rogers and wife, Addine L. Rogers, by Warranty Deed from Joseph M. Calvert, Sr. and wife, Luanne Lynn Calvert, of record in Book 8997, Page 20 in the Register's Office of Davidson County, Tennessee, dated June 24, 1993 and recorded on June 29, 1993.

This is improved property known as 2923 Hillhurst Drive, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 09/17/21

Donzale Kennedy Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/17/21, before me personally appeared Donzale Kennedy Rogers, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 09/17/21

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on September 17, 2021.

Signature

September 17, 2021

State of Tennessee

County of Davidson

Personally appeared before me Patricia Hill, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on September 17, 2021.

Notary's Signature

My Commission Expires: 11-6-24

Notary's Seal (If on paper)

PATRICIA S HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024