WARRANTY DEED

Karen Johnson Davidson County
Batch# 729018 **DEEDWARR**
10/01/2021 03:07:49 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20211001-0132582

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2021.

Katherine Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa McDonald	New Owner	
(NAME)	(NAME)	
1413 Quail Run		108-08-0-E-005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Christopher W. Rogers and Zapporach D. Rogers (formerly known as Zapporach D. Hardison), husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey **unto Melissa McDonald, an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 5, Lot No. 66, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, Pages 127 and 128, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Zapporach D. Hardison, unmarried woman by Warranty Deed dated 05/10/2018 from Peter J. Cote and Elisheba Cote, husband and wife of record in Instrument 201805140045816, Register's Office for Davidson County, Tennessee. The said Zapporach D. Hardison having since married and is now known as Zapporach D. Rogers. Christopher W. Rogers joins in this conveyance to convey any and all rights or interests he may have to said property.

This conveyance is subject to the following: All matters as set forth per Plat Book 5200, Page 433, Plat Book 5800, Page 127, Plat Book 5800, Page 128; Restrictions of record in Book 5931, Page 506; Master Deed for Quail Valley Phase VI Condominiums of record in Book 5970, Page 828, as amended of record in Book 6081, Page 130, as amended of record in Book 6081, Page 130; Quitclaim Deed to the Homeowner's Association of record in Book 6002, Page 537; Charter of the Homeowner's Association of record in Book 6371, Page 105; Charter of the Homeowner's Association of record in Book 7872, Page 35, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1413 Quail Run, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of September, 2021.

Christopher W. Rogers

Christopher W. Rogers

Zapporach D. Rogers

Zapporach D. Rogers

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher W. Rogers and Zapporach D. Rogers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of September, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122