Karen Johnson Davidson County
Batch# 734781 DEEDWARR
10/12/2021 01:38:00 PM 3 pgs
Fees: $18.00 Taxes: $12.95
20211012-0137142

Jacqulin Rognehaugh
235 Vaughns Gap Rd
Nashville TN 37205

Nanci Ballard
553 Longview Drive
Pegram TN 37143

WARRANTY DEED

WARRANTY DEED, made this 2 day of Sept, 2020, by and between:

Jacqulin Rognehaugh ("Grantor"), whose address is:
235 Vaughns Gap Road, Nashville TN 37205 (County of Davidson)
and
Nanci Ballard ("Grantee")
533 Longview Drive, Pegram TN 37143

The GRANTOR, for an in consideration of the amount of $3,500 (three thousand five hundred dollars)

The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee and her heirs or assigns, the following described premises located in the County of Davidson.

A CERTAIN TRACT OR PARCEL OF LAND IN THE NINTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTH SIDE OF LONGVIEW DRIVE.

AT A POINT OF BEGINNING GO BACK 410 FEET NORTH 3-1/2" EAST 410 FEET TO A STEEL PIN; THENCE 100 FEET NORTH 72" WEST 100 FEET TO A STEEL PIN; THENCE 450 FEET SOUTH 3-1/2" WEST TO A STEEL PIN 100 FEET NORTH 81" EAST TO THE POINT OF BEGINNING AND CONTAINING 1 ACRE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DR. CHARLES S. BROWN AND/OR WALLACE WAYNE HOLT, BY WARRANTY DEED FROM BRUCE LEE VICKERY AND WIFE, MILDRED LEE VICKERY, AS RECORDED ON THE 27TH DAY OF FEBRUARY, 1986 IN BOOK 6791, PAGE 178, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYE TO NTOWN REAL ESTATE INVESTMENT LLC FROM ALICE CRAFTS, EXECUTRIX OF THE ESTATE OF WALLACE WAYNE HOLT AND CHARLES STRUB BROWN, BY WARRANTY DEED, DATED THE 17TH OF AUGUST, 2006 AND RECORDED IN THE OFFICE OF DAVIDSON COUNTY REGISTRY OF DEED INSTRUMENT 20060818-0101988.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Derivation of Title:
BEING THE SAME PROPERTY CONVEYED TO JACQULIN ROGNEHAUGH BY WARRANTY DEED, DATED THE 22ND DAY OF FEBRUARY 2019 FROM JONATHAN KINGHAM AND RECORDED IN THE DAVIDSON COUNTY REGISTRY OF DEEDS INSTRUMENT 20190225-0016469, 3 pages.
Property Address: 0 Longview Drive, Pegram, TN 37143. Tax parcel ID#: 112-000-146.00

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exception set forth above, that the Grantors warrant to the Grantee and will defend for her all the said premises Against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

We hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $3,500.00 (three-thousand five hundred dollars).

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Jacqulin Rognehaugh
Name: Jacqulin Rognehaugh
Capacity: Grantor

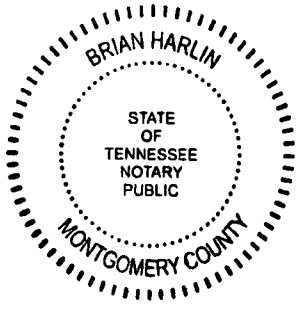
Signature: Nanci Ballard
Name: Nanci Ballard
Capacity: Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally Appeared Jacqulin Rognehaugh and Nanci Ballard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within Named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 2nd day of September 2020.

Notary Signature: [signature]
Printed Name: Brian Harlin
My Commission Expires: 03/16/2022



Prepared by: Jacqulin Rognehaugh
235 Vaughns Gap Rd
Nashville, TN 37205

Party responsible for property taxes: Nanci Ballard
553 Longview Dr
New Owner Pegram, TN 37143

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $3,500.

Affiant

Subscribed and sworn before me, this 12 day of October, 2021.

Notary

Exp 5-5-2025

BRAD ALLEN CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY