This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 738985 **DEEDWARR**
10/19/2021 09:59:43 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20211019-0140108

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $500,000.00

Affiant

Subscribed and sworn before me this the 18th day of October, 2021.

Notary Public
My commission expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Devin D. Rohner 1694 Sunset Road Brentwood, TN 37027	New Owner	105-11-0 216.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL ELI BATES, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEVIN D. ROHNER, Married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and known and designated as Lot No. 16 on the Map of E. T. Dumont's Property, recorded in Book 547, Page 127, of the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description.

Said Lot No. 16 fronts 50 feet on the westerly side of Byrum Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daniel Eli Bates, a married man, by Warranty Deed from Doris Gooch, a single woman, dated 04/07/2021, of record in Instrument No. 20210408-0046764, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 2153 Byrum Ave, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 the 18th day of October, 2021.

Daniel Eli Bates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Eli Bates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY