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

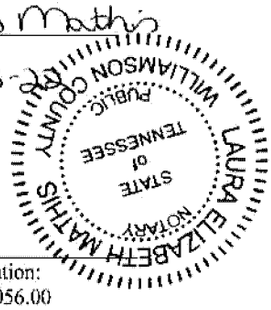
STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $360,000.00

Nichole Dowling
Affiant

Subscribed and sworn before me this the 19th day of October, 2021.

Laura Elizabeth Mathis
Notary Public
My commission expires: 3-13-22



Karen Johnson Davidson County
Batch# 742026 DEEDWARR
10/22/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211022-0142518

WARRANTY DEED

Address of New Owner:
Christian Rogers and Selina Rogers
7277 Charlotte Pike #244
Nashville, TN 37209

Send Tax Bill to:
NewOwner

Tax Information:
114-08-0C 056.00

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, NESTOR ILAGAN AND OLIVIA ILAGAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTIAN ROGERS AND SELINA ROGERS, HUSBAND AND WIFE, 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, being Unit 53 on the Plan of West Park, Phase 2, as established by Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 as amended and supplemented in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, and being shown on the plan of West Park, Phase Two, attached as Exhibit B to First Amendment and Supplement of record in Instrument No. 20041221-0151636, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Nestor Ilagan and Olivia Ilagan, husband and wife, by deed dated 08/28/2014, from Cheryl M. Casner, unmarried, of record in Instrument No. 20140904-0080752, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7277 Charlotte Pike #244, Nashville, TN 37209.

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 19th day of October, 2021.

Nestor Ilagan

Olivia Ilagan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nestor Ilagan and Olivia Ilagan, 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 19th day of October, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 10/19/2021.

Date

Jamika Jones
Affiant Signature

10/21/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of OCTOBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY