This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 747221 **DEEDWARR**
11/01/2021 10:15:33 AM 3 pgs
Fees: $18.00 Taxes: $584.60

20211101-0145885

ADDRESS NEW OWNER:
Rogers Investment Properties LLC
2491 N Mount Juliet Rd #1343
Mt Juliet TN 37122

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 043
GROUP 15 0
PARCEL 07400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **CB Investments LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rogers Investment Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 28 and 29 on the Map of Rock Hill Subdivision, Block "A" according to a survey made by Ewell Anderson, Surveyor, in August 1945 and more particularly described as follows:

Beginning at a point on the westerly margin of Farris Avenue, 1086.6 feet south of the southerly margin of Old Hickory Boulevard, which point is the common corner of lots 29 and 30 on the map of the above subdivision; thence with the line between said two lots, westwardly 200 feet to a dead line; thence southwardly, with said dead line, 100 feet to the common corner of lots 27 and 28; thence with the line between said two lots, eastwardly 200 feet to the westerly margin of Farris Avenue; thence with the westerly margin of Farris Avenue, northwardly 100 feet to the point of beginning.

Being the same property conveyed to CB Investments, LLC, by Quitclaim Deed from Denza McGee, dated March 20, 2012 and filed of record March 29, 2012 in Instrument No. 20120329-0026722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Denza McGee by Special Warranty Deed from Trustee, Inc., Trustee of the Gene C. Jones and Robert L. Jones Family Trust, dated May 1, 2009 and filed of record May 15, 2009 in Instrument No. 20090515-0044621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trustee, Inc., Trustee of the Gene C. Jones and Robert L. Jones Family Trust, by Quitclaim Deed from Gene C. Jones and Robert L. Jones, dated March 3, 2009 and filed of record March 10, 2009 in Instrument No. 20090310-0021594, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ester Jones, by deed from Emmas W. Dismukes, a widow, on February 21, 1952, of record in Book 2037, page 349, Register's Office for Davidson County, Tennessee. And further conveyed to Lovie L. Scruggs, Ruth J. Rucker, Willie L. Jones, Charles E. Jones, Gene C. Jones and Robert L. Jones, share and share alike, by Last Will and Testament of Ester S. Jones of record in Instrument Number

20051212-0148768, said Register's Office. Said Lovie L. Scruggs, Ruth J. Rucker, Willie L. Jones, and Charles E. Jones having died leaving remaining interest in said property to Robert L. Jones and Gene C. Jones.

Said property is transferred subject to the following matters:

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 310 Farris Ave, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rogers Investment Properties, LLC, a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands this the 22nd day of October, 2021.

CB Investments LLC., a Tennessee Limited Liability Company

Rich H

By: Rich Harris, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rich Harris, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Rich Harris, Manager** of **CB Investments LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 22nd day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Patricia Green JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF QUITCLAIMING AND CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE BY OPERATION OF LAW OR OTHERWISE.

WITNESS my hand and official seal at office this 22nd day of October, 2021.

Patricia A. Green
Patricia Green

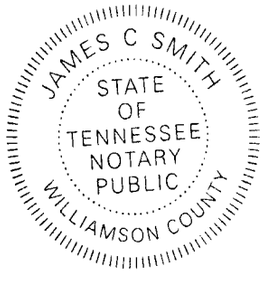
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patricia Green, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023



STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $158,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of October, 2021.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~ January 23, 2023

