3

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 752005 DEEDWARR
11/09/2021 12:04:49 PM 2 pgs
Fees: $13.00 Taxes: $558.70

20211109-0149515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saban Smajlovic	New Owner	
(NAME)	(NAME)	104 11 00 005.00
2121 Fairfax Avenue, #5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD ROGERS AND ARLENE ROGERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SABAN SMAJLOVIC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit in Davidson County, Tennessee, being Unit No. 5 on the plan of The Columns, of record in Book 6182, Page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lee John Rogers by RTC Special Warranty Deed from Resolution Trust Corporation of record in Book 9045 Page 777, Register of Deeds Office for Davidson County, Tennessee, dated August 5, 1993 and recorded on August 12, 1993. Lee John Rogers died intestate on April 19, 2020. Richard Rogers and wife, Arlene Rogers are the sole heirs at law pursuant to Probate Docket No. 21P144 in the Probate Court for Davidson County Tennessee and by Affidavits of Heirship of record in Instrument No. 20211109-0149513 and Instrument No. 20211109-0149514, said Register's Office. Further, being the same property conveyed to Richard Rogers and wife, Arlene Rogers, by Administrator's Quitclaim Deed, from Richard Rogers, as Administrator of the Estate of Lee John Rogers, of record in Instrument Number 20210812-0108659, in the Register's Office of Davidson County, Tennessee, dated July 31, 2021 and recorded on August 12, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2121 Fairfax Avenue, #5, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 5th day of Nov., 2021

Richard Rogers

RICHARD ROGERS

Arlene F. J Rogers

ARLENE ROGERS

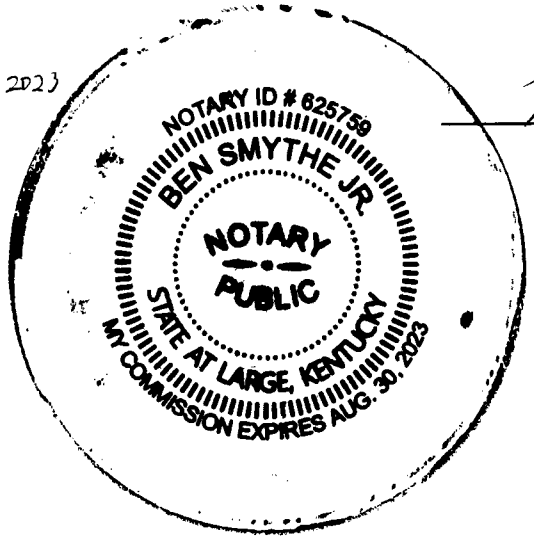
STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Rogers and Arlene Rogers, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of Nov., 2021.

Commission expires: Aug. 30, 2023



Notary Public