Karen Johnson Davidson County
Batch# 759193 DEEDWARR
11/22/2021 02:38:50 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20211122-0154905

WARRANTY DEED

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/24
(AFFIX SEAL)

File #21-1518B-PR

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin J. Sanders and Virginia Burkhart Sanders	**U.S. BANK HOME MORTGAGE**	
(NAME)	(NAME)	**117-04-0J-002.00-CO**
1518 B Kirkwood Avenue	**PO BOX 790415**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**ST. LOUIS, MO 63179-0415**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN CRAIG ROGERS, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN J. SANDERS AND VIRGINIA BURKHART SANDERS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit B on the plan of Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements, being established by Declaration of Covenants, Conditions and Restrictions for Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20091130-0109478, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Craig Rogers, Married by Warranty deed from Robert McCormick, married of record in Instrument No. 20120716-0062555 Register's Office for Davidson County, Tennessee, dated July 06, 2012 and recorded on July 16, 2012.

The above-described property is not now nor ever has been the primary or marital residence of the grantor herein.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20091130-0109478, Register's Office for Davidson County, Tennessee.
* Storm sewer and drainage ditch of record in Book 3505, Page 220 and Book 3505, page 510, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1518 B Kirkwood Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th day of November, 2021.

John Craig Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared John Craig Rogers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204