Karen Johnson Davidson County
Batch# 767744 DEEDWARR
12/06/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20211206-0161163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/24
(AFFIX SEAL)

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia O'Connor	Claudia O'Connor	Parcel ID: 161-11-0A-016.00-000
(NAME) 358 Huntington Ridge Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul Rogers and Elise Rogers, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Claudia O'Connor, unmarried woman**, 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:

All that tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No.16 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ian M. King, unmarried man, By Warranty Deed from Elise King, single woman dated June 30, 2016 recorded July 05, 2016, of record as Instrument No. 20160705-0068337 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Paul Rogers and Elise Rogers, husband and wife, By Warranty Deed from Ian M. King, unmarried man dated July 31, 2020 recorded August 05, 2020, of record as Instrument No. 20200805-0086783 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 358 Huntington Ridge Drive, Nashville, TN 37211

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 our hands this 22 day of NOV, 2021

Paul Rogers

Elise Rogers

STATE OF ~~TENNESSEE~~ V.W Georgia

COUNTY OF ~~RUTHERFORD~~ V.W Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Paul Rogers and Elise Rogers, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2021.

Valerie Williams

Notary Public

My Commission Expires: 9-1-2024

(SEAL)

VALERIE WILLIAMS
Notary Public, Georgia
Clayton County
My Commission Expires
September 1, 2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 Nov 23, 2021.

Affiant
Date: December 2, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY