Karen Johnson Davidson County
Batch# 767759 DEEDWARR
12/06/2021 09:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20211206-0161185

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00.** Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH 22nd DAY OF NOVEMBER, 2021. Eliza Whitfield Notary Public MY COMMISSION EXPIRES: 5-5-2025 (AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Greenleaf Real Estate Development, LLC 104 East Park Drive #300 Brentwood, TN 37027	NEW OWNER	160-04-0-007

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Janet Rogers Stewart, James E. Rogers, John A. Rogers, Jennie Rogers West and Robert J. Rogers, Jr., Devisees under the Will of Aileen Dodd Rogers, the Decedant's Will having been duly admitted to Probate in Davidson County, Tennessee, in Docket No. 19P-1825 in the Seventh Circuit Court**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 156 on the Plan of Brentwood Hall, Section VI, of record in Book 2331, Page 20, Register's Office for said County.

Beginning at a point in the east margin of Stallworth Drive at the corner of Lot Nos. 155 and 156; thence with the line between said lots, easterly 161.9 feet to a corner of a lot marked "N.E.S. Revised"; thence with the west line of said lot southerly 121 feet to the north margin of Oakley Drive; thence with the margin of the same westerly 137 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the east margin of Stallworth Drive; thence with the margin of the same northerly 96 feet to the point of beginning.

Being the same property conveyed to Robert J. Rogers and wife, Aileen Rogers by Warranty Deed from Charles H. Collins and wife, Thelmas J. Collins, dated 11/18/1959 and recorded 11/20/1959, of record in Book 2994, Page 431, Register's Office for Davidson County, Tennessee.

The said Robert J. Rogers died leaving the said Aileen Dodd Rogers the sole surviving tenant by the entirety.

The said Aileen Dodd Rogers died testate on 12/07/2018, devising subject property to Janet Rogers Stewart, James E. Rogers, John A. Rogers, Jennie Rogers West and Robert J. Rogers, Jr., as evidenced in File No. 19P1825, Probate Court Clerk's Office for Davidson County,Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 5129 Stallworth Drive, Nashville, TN 37220

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/our hand(s) this the 19th day of November, 2021.

Janet Rogers Stewart

Janet Rogers Stewart

James E. Rogers

James E. Rogers

John A. Rogers

John A. Rogers

Jennie Rogers West by Janet Rogers Stewart Attorney-In-Fact

Jennie Rogers West
by Janet Rogers Stewart, Attorney in Fact

Robert J. Rogers, Jr. by

Robert J. Rogers, Jr.
by Janet Rogers Stewart, Attorney in Fact

Janet Rogers Stewart
Attorney in Fact

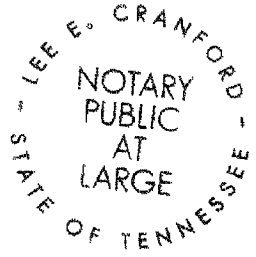
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janet Rogers Stewart, with whom I am personally aqualnted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Jennie Rogers West and Robert J. Rogers, Jr., the within named bargainors, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Jennie Rogers West and Robert J. Rogers, Jr. , the bargainors, by the said Janet Rogers Stewart, as Attorney in Fact.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public

My Commission Expires: 11/6/2022



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janet Rogers Stewart, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public

My Commission Expires: 11/6/2023



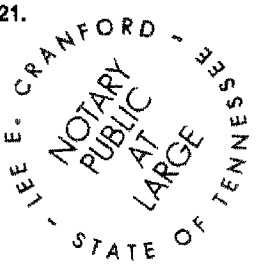
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James E. Rogers, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public

My Commission Expires: 11/6/2023



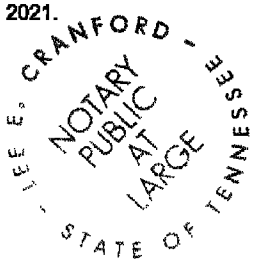
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John A. Rogers, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public

My Commission Expires: 11/6/2023



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 12/2/2021 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025