Karen Johnson Davidson County
Batch# 768429 DEEDWARR
12/06/2021 11:56:52 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90
20211206-0161329

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

ADDRESS NEW OWNER:
Angie D. Paskewitz
5030 Suter Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
FirstBank,
318 Seaboard Lane
Franklin, Tennessee 37067

MORTGAGEE
FirstBank
318 Seaboard Lane
Franklin, Tennessee 37067

MAP 147
GROUP 10 0
PARCEL 033.00

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, **Rogers Investment Properties, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Angie D. Paskewitz, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Caldwell Country Estates, Section V, as of record in book 3300, page 16, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rogers Investment Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tiatiana Mindlin, a/k/a Tatiana Mindlin, as executrix of the Estate of Edward Wayne Shuler, Jr. deceased, and as owner of the above – described property by bequest from the said Edward Wayne Shuler, Jr., (being one in the same as Edward Shuler, under the terms of his will, and joined by Tatiana Mindlin, personally), dated May 17, 2021 and filed of record June 14, 2021 in Instrument No. 20210614-0079794, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Caldwell Country Estates, of record in Book 3300, Page 16, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 5030 Suter Drive, Nashville, Tennessee 37211.

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 Angie D. Paskewitz, a single woman, her heirs 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, her 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 the 19th day of November, 2021.

Rogers Investment Properties, LLC, a Tennessee Limited Liability Company

By: Justin Rogers, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at office this 19th day of November, 2021.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $357,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY