Karen Johnson Davidson County
Batch# 780623 DEEDWARR
12/28/2021 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20211228-0170492

Name and Address of New Owner:
Kaytland Rose Anne Gambles
2437 Ravine Drive
Nashville, TN 37217

Send Tax Bills To:
First Horizon Bank
165 Madison Avenue
Memphis, TN 38103

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135-16-0A-037-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elgin Rogers, Jr. and wife, Wanda Faye Rogers,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kaytland Rose Anne Gambles, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF SUBDIVISION FOR TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE, OF RECORD IN PLAT BOOK 5200, PAGE 186-189, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Elgin Rogers, Jr. and wife, Wanda Faye Rogers by Warranty Deed from Raymus W. Baggett and wife, Rebecca Jo Baggett of record as Instrument No. 20021030-0133125 in the Register's Office for Davidson County, Tennessee, dated October 17, 2002 and recorded on October 30, 2002.

Being also known as 2437 Ravine Drive, Nashville, TN 37217/ Parcel No. 135-16-0A-037-00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2021.

Elgin Rogers, Jr. (SEAL)

Wanda Faye Rogers (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2021, before me personally appeared Elgin Rogers, Jr. and Wanda Faye 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 20th day of December, 2021.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

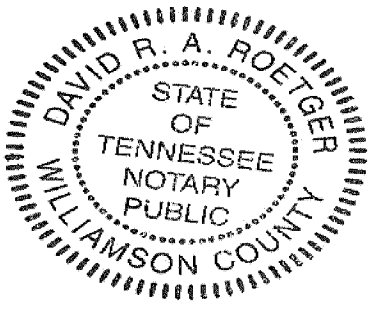
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of December, 2021.

Notary Public
My commission expires: 6-21-25
File No. 2021-3852



Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12-20-2021 (date of document).

Affiant Signature

12-21-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of December 2021

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)