Karen Johnson Davidson County
Batch# 797268 DEEDWARR
01/31/2022 10:02:35 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220131-0010814

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

ADDRESS NEW OWNER:
Scott Samuel Soifer
310 Farris Avenue
Madison, Tennessee 37115

SEND TAX BILL TO:
Bank of Tennessee
301 E Center Street
Kingsport, Tennessee 37660

MORTGAGEE
Bank of Tennessee
301 E Center Street
Kingsport, Tennessee 37660

MAP 043
GROUP 15 0
PARCEL 07400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Scott Samuel Soifer, an unmarried man Carol Sue Soifer and Bruce Soifer, wife and husband**, as tenants in common with rights of survivorship, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 28 and 29 on the Map of Rock Hill Subdivision, Block "A" according to a survey made by Ewell Anderson, Surveyor, in August 1945 and more particularly described as follows:

Beginning at a point on the westerly margin of Farris Avenue, 1086.6 feet south of the southerly margin of Old Hickory Boulevard, which point is the common corner of lots 29 and 30 on the map of the above subdivision; thence with the line between said two lots, westwardly 200 feet to a dead line; thence southwardly, with said dead line, 100 feet to the common corner of lots 27 and 28; thence with the line between said two lots, eastwardly 200 feet to the westerly margin of Farris Avenue; thence with the westerly margin of Farris Avenue, northwardly 100 feet to the point of beginning.

Being the same property conveyed to Rogers Investment Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CB Investments LLC, a Tennessee Limited Liability Company, dated October 22, 2021 and filed of record November 1, 2021 in Instrument No. 20211101-0145885, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. 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 310 Farris Avenue, Madison, Tennessee 37115.

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 Scott Samuel Soifer, an unmarried man Carol Sue Soifer and Bruce Soifer, wife and husband, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 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 the 21st day of January, 2022.

Rogers Investment Properties LLC, a Tennessee Limited Liability Company

By: Justin Rogers, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at office this 21st day of January, 2022.

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 $285,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of January, 2022.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY