BOX #14

G#35534-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 800257 DEEDWARR
02/04/2022 10:32:06 AM 2 pgs
Fees: $13.00 Taxes: $495.80

20220204-0013133

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$134,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2022.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Muriel Anderson and Jack Clayton	**"New Owners"**	**064 13 0 068 00**
1618 Long Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Howard L. Rogers, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Muriel Anderson, an unmarried woman, as to a 51% undivided interest (the "Individual Interest"), and Jack Clayton and wife, Diana L. Clayton, as to a 49% undivided interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common

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:

LAND in Davidson County, Tennessee, being Lot No. 10 of Block #1 on the Plan of Berryville W.A. Bryan's Subdivision of the Berry Tract, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James R. Rogers, an unmarried man, by Warranty Deed dated May 25, 2007, from Louis D. Meadows and Margie L. Meadows, Trustees of the Meadows Family Living Trust dated December 2, 1992, of record in Instrument No. 20070605-0066949, Register's Office for Davidson County, Tennessee.

THE said James R. Rogers having since died testate on April 30, 2017. Pursuant to the Last Will and Testament of James Ray Rogers, Case No. 17P879, filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), the property was devised to his three (3) children, Jimmy Ray Rogers, Howard Lynn Rogers and Sandra Leigh Beasley. Howard Lynn Rogers being named the Executor of the Estate. The said Howard L. Rogers, Executor of the Estate of James R. Rogers, conveyed all of the interest of the Estate of James R. Rogers to Howard L. Rogers by Quitclaim Deed dated October 1, 2020, of record in Instrument No. 20201006-0115483, Register's Office for Davidson County, Tennessee.

THE SAID JAMES R. ROGERS AND JAMES RAY ROGERS BEING ONE AND THE SAME PERSON.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 10973, Page 88, Register's Office for Davidson County, Tennessee;

3) Subject to the right-of-way of Nashville Chattanooga & St. Louis Railroad which lies behind said property; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved property, known as: **4400 Old Hickory Blvd, Old Hickory, TN 37138**.

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 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 **2nd** day of **February, 2022.**

Howard L. Rogers

Howard L. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Howard L. Rogers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **February, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY