THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239473** Karen Johnson Davidson County Batch# 810985 **DEEDWARR** 02/24/2022 11:09:15 AM 2 pgs Fees: $13.00 Taxes: $1,262.26 20220224-0021092	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $341,150.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2022. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Virginia Rogan and John Rogan 2820 Colonial Circle Nashville TN 37214	New Owner	Tax Parcel ID No. 096-05-0-111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Isaac D. Brinck and Gracie Brinck, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Virginia Rogan and John Rogan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Colonial Village, of record in Plat Book 1424, page 58 (erroneously shown as page 59 on previous deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ISAAC D. BRINCK by deed from LORI OAKLEY SIMMS, TRUSTEE FOR RONDOL E. AND MARY B. OAKLEY REVOCABLE TRUST, of record in Instrument No. 20190502-0041095, dated April 30, 2019, said Register's Office.

Being further conveyed to ISAAC D. BRINCK and GRACIE BRINCK, HUSBAND AND WIFE, by quitclaim deed from ISAAC D. BRINCK, of record in Instrument No. 20190726-0073848 , dated July 18, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 096-05-0-111.00.

Matters shown on the Plan of record in Plat Book 1424, page 58, said Register's Office.

This is improved property located at 2820 Colonial Circle Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2022.

Isaac D. Brinck

Gracie Brinck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Isaac D. Brinck and Gracie Brinck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2022.

Notary Public

My Commission Expires: JULY 09, 2022

