WARRANTY DEED

Karen Johnson Davidson County
Batch# 818619 **DEEDWARR**
03/09/2022 01:25:51 PM 3 pgs
Fees: $18.00 Taxes: $1,579.53

20220309-0027120

G-P-22-3503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/5/2025
(AFFIX SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cheri T. Holmes and Billy E. Holmes	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME)	(NAME)	**136-10-0-093.00**
3505 Lanawood Drive	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID K. ROGERS AND WIFE, AND SUZANNE W. ROGERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERI T. HOLMES AND BILLY E. HOLMES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being all of Lot No. 524 on the Plan of Section Eight, Priest Lake Park as shown on plat and survey of record in Plat Book 5200, page 418, Registers Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Daniel J. Ward, unmarried by Warranty deed from Anthony Russo and Stacy Russo, husband and wife of record in Instrument No. 20150724-0073022 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 24, 2015.

Being the same property conveyed to David K. Rogers and Suzanne W. Rogers, husband and wife by Warranty deed from Daniel J. Ward of record in Instrument No. 20200617-0063353 Register's Office for Davidson County, Tennessee, dated June 9, 2020 and recorded on June 17, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 418, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5960, Page 868, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3505 Lanawood Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF MARCH, 2022.

David K. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID K. ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Witness my Witness my/our hand(s) this the 4th DAY OF MARCH, 2022

Suzanne W. Rogers

Suzanne W. Rogers



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZANNE W. ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2022.

Pam Salas

Notary Public
My Commission Expires: 12/5/2025
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212