WARRANTY DEED

Karen Johnson Davidson County
Batch# 822891 DEEDWARR
03/16/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20220316-0030468

File #22-2820-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Coleman N. Suddarth and Rachel E. Suddarth	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
2820 Colonial Circle	**117 Seaboard Lane, Ste F-205**	**096-05-0-111.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Franklin, TN 37067**	
(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, **VIRGINIA ROGAN AND JOHN ROGAN, wife and husband,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLEMAN N. SUDDARTH AND RACHEL E. SUDDARTH, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Colonial Village of record in Plat Book 1424, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Isaac D. Brinck, an unmarried man by Warranty deed from Lori Oakley Simms, Trustee for Randol E. and Mary B Oakley Revocable Trust of record in Instrument No. 20190502-0041095 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 2, 2019.

Being the same property conveyed to Isaac D. Brinck and Gracie Brinck, husband and wife by Quitclaim deed from Isaac D. Brinck, married of record in Instrument No. 20190726-0073848 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 26, 2019.

ALSO being the same property conveyed to Virginia Rogan and John Rogan, husband and wife by Warranty Deed from Isaac D. Brinck and Gracie Brinck, husband and wife, of record in Instrument No. 20220224-0021092 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on February 24, 2022.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee.
*Restrictions of record in Book 1630, Page 349 and amended in Book 1637, Page 259 and Book 2808, Page 231, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

*Avigation Easement and Contract of record in Book 9607, Page 877, 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 ____ **unimproved** __X___ **improved** property known as: **2820 Colonial Circle, Nashville, TN 37214**.

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 8th day of March, 2022.

Virginia Rogan

John Rogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2022, before me personally appeared Virginia Rogan, 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 8th day of March, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2022, before me personally appeared John Rogan, 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 8th day of March, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the 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 according to law on this the 8th day of March, 2022.

Affiant Signature
Date 03/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

