Karen Johnson Davidson County
Batch# 830254 DEEDWARR
03/29/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20220329-0035934

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2022.

Notary Public

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

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #22-1518-A-P

**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) |
|---|---|---|
| **Lakeland LLC** | **SAME** | |
| (NAME) | (NAME) | **117-04-0J-001.00-CO** |
| **P.O. Box 15790** | | |
| (ADDRESS) | (ADDRESS) | |
| **New Port Beach, CA 92659** | | |
| (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, **JOHN CRAIG ROGERS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAKELAND LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** 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, Being Unit A on the plan of Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements, being established by Declaration of Covenants, Conditions and Restrictions for Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20091130-0109478, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Craig Rogers, married, by Warranty deed from Robert Mccormick, married of record in Instrument No. 20120716-0062549 Register's Office for Davidson County, Tennessee, dated July 06, 2012 and recorded on July 16, 2012.

Spouse of John Craig Rogers, will not join in the execution of this deed as this was not her homestead property.

This conveyance is subject to:
*All matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan of record as Instrument Number 20091130-0109478, Register's Office of Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091130-0109478, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

*Storm sewer and drainage ditch of record in Book 3505, Page 220 and Book 3505, page 510, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **1518 Kirkwood Avenue, A, Nashville, TN 37212**.

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 15th day of March, 2022.

John Craig Rogers

STATE OF Texas
COUNTY OF Tarrant

On this 15 day of March, 2022, before me personally appeared John Craig Rogers, 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 15 day of March, 2022.

Notary Signature
My commission expires:

PAMELA PHILLIPS LEACH
Notary ID #767049
My Commission Expires
May 25, 2025

**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 16th day of March, 2022.

Affiant Signature
Date 03/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of March, 2022.

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

