Karen Johnson Davidson County
Batch# 838835 DEEDWARR
04/13/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220413-0042581

WARRANTY DEED

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Schumacher	Keith Schumacher	071-14-0-242.00
(NAME)	(NAME)	
15 Oxmoor ct	15 Oxmoor ct	071-14-0-256.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we, **Anthony K. Rogers and Kimberly M. Rogers, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keith Schumacher, a married man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Davidson County, Tennessee, being Lot Nos. 7 and 50 on the map of J.P. Haynie's Subdivision, called Gladstone Addition, as of record in Book 161, pages 10 and 11, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

TOGETHER WITH that portion of Alley No. 2000 closed by Metro Bill No. 083-1169, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying contiguous with and abutting Parcels 071-14-0-242.00 and 071-14-0-256.00.

Being the same property conveyed to Anthony K. Rogers and Kimberly M. Rogers, husband and wife, by Quitclaim Deed from T. K. Rogers, a Tennessee General Partnership, dated March 31 2022, filed of record in Instrument 202204130042580, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to T. K. Rogers, a Tennessee General Partnership by Warranty Deed dated 04/11/2000 from James Edward Underwood of record in Instrument 200004200039494, Register's Office for Davidson County, Tennessee.

Subject to All matters as set forth per Plat Book 161, Page 10, Plat Book 161, Page 11, Register's Office for Davidson County, Tennessee. (2) Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. (3) Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways. (4) Easements retained by Metro as set forth in Bill No. 083-1169, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee. (5) Ordinance to change street name of a portion of Whites Creek Pike to Baptist World Center Drive as set forth in Bill No. 090-1305, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee. (6) Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases; and (7)

County of Davidson taxes for the year 2022 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1202 Baptist World Center Drive, Nashville, TN 37207 and 1311 Spurgeon Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 our hands this 5th day of April, 2022.

Anthony K. Rogers

Kimberly M. Rogers

State of TENNESSEE
County of Wilson

Personally appeared before me Anthony K. Rogers and Kimberly M. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2022.

Notary Public
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 April 5, 2022.

Tracey Trumphour
Affiant
Date: 4-5-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY