Karen Johnson Davidson County
Batch# 839006 DEEDWARR
04/13/2022 11:10:05 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20220413-0042815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-19-25
(AFFIX SEAL)

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josue Rivera	New Owner	Map: 10812006500
(NAME) 1201 Timber Valley Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-TWO THOUSAND AND NO/100 DOLLARS ($242,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LISA A. RODGERS AND JEFFREY A. RODGERS, TRUSTEES OF THE JEFFREY AND LISA RODGERS LIVING TRUST, DATED 11/17/18,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSUE RIVERA,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43A, Zone Lot Division, Lots Nos. 43, 116 and 117, East Lake Subdivision, Section Four of record in Plat Book 6250, Page 109, amending Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa A. Rodgers and Jeffrey A. Rodgers, Trustees of The Jeffrey and Lisa Rodgers Living Trust dated November 17, 2018, by deed from Lisa A. Rodgers, who took title as Lisa A. Willis, and Jeffrey A. Rodgers, of record in Instrument No. 20181126-0114936, dated November

17, 2018, also see Quitclaim Deed in Instrument No. 20050429-0047623 and Warranty Deed in Book 10007, Page 433, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 109, amending Plat Book 5800, Page 245, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6152, Page 427, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1201 Timber Valley Dr., Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of April, 2022.

The Jeffrey and Lisa Rodgers Living Trust

BY: Lisa A Rodgers, Trustee
Lisa A. Rodgers
Trustee

BY: _____, Trustee
Jeffrey A. Rodgers
Trustee

STATE OF FLORIDA
COUNTY OF Hernando

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa A. Rodgers and Jeffrey A. Rodgers, Trustees of The Jeffrey and Lisa Rodgers Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the Trustees, of The Jeffrey and Lisa Rodgers Living Trust, and that they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Lisa A. Rodgers and Jeffrey A. Rodgers, as Trustee.

Witness my hand and official seal this 7th day of April, 2022.

My commission expires: 7/18/2025

Candace R Clark
Notary Public

CANDACE R. CLARK NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires July 18, 2025
Comm. #HH 154862