WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 785,000.00 .

Josephine Chavez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2022.

Elissa Schmidt
Notary Public

COMMISSION EXPIRES: 9/8/2022

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 857152 DEEDWARR
05/17/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20220517-0056790

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Heard Valerie Schipani	New Owners	061-04-0-096
(NAME) 4301 Brush Hill Road	(NAME) 4301 Brush Hill Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Tyson J. Rogers and Laura E. Rogers, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Heard and Valerie Schipani,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 of Block 3, on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Said parts of Lots Nos. 1 and 2 fronts 121 feet on the westerly side of Brush Hill Road and run back 190 feet to the easterly margin of Lot No. 1 of the Hayesboro Development Company Hayesboro Subdivision (erroneously shown as Haysboro in previous deeds), as of record in Plat Book 1130, Page 47 (erroneously shown as page 46 in previous deeds), Register's Office for Davidson County, Tennessee, measuring 148 feet more or less, thereon.

Being the same property conveyed to Tyson J. Rogers and Laura E. Rogers, husband and wife by Warranty Deed from Martha Jane Laird, as Trustee or the Martha Jane Laird Revocable Living Trust of record in Instrument No. 20111215-0097537, recorded December 15, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4301 Brush Hill Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37216 (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, successors 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, successors 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 20 day of April, 2022.

Tyson J. Rogers

Laura E. Rogers

State of Colorado

County of Gunnison

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Tyson J. Rogers and Laura E. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20 day of April, 2022.

Notary

Commission Expires: November 30th 2025

CHARLES FORD AURAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214046665
MY COMMISSION EXPIRES NOV 30, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 4/22/22.

Affiant Signature

4/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022