WARRANTY DEED

Karen Johnson Davidson County
Batch# 880723 DEEDWARR
06/29/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220629-0075347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/25
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/3/2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia A. Brim	New Owner	
(NAME)	(NAME)	04800009400
3751 Westport Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(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, **Mary H. Rodgers, a married woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia A. Brim, a married woman ,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 2, as shown on the map entitled Final Subdivision Plat Mary H. Rodgers, of record in Instrument No. 20180716-0068993, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mary H. Rodgers, by virtue of that certain Quit Claim Deed dated April 11, 2022, and being of record at Instrument No. __202206290075346_____, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary H. Rodgers and Charner L. Rodgers, Joint with Right of Survivorship, by virtue of that certain Quit Claim Deed dated March 16, 2022, and being of record at Instrument No. 20220322-0032945, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Abner C. Rodgers and Mary H. Rodgers, husband and wife, by virtue of Quit Claim Deed dated February 24, 2022 at Instrument No. 20220307-0025578, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Mary H. Rodgers by virtue of Deed dated January 17, 1995 at Book 9591, Page 379, in the amount of $57,135.40 in the said Register's Office.

Grantors spouse, Abner C. Rodgers, having already divested his interest as listed in derivations above, holds no further interest in the above described property to divest.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3751 Westport Dr. Nashville, TN 37218
(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 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 my hand this 13th day of April, 2022.

Mary H. Rodgers

Mary H. Rodgers

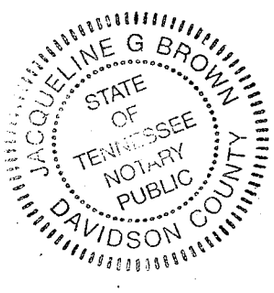
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary H. Rodgers**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of April, 2022.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-3-25



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/13/22 (date of document).

Affiant Signature

4/22/22
Date

State of Tennessee

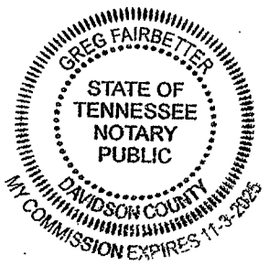
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212