WARRANTY DEED

Karen Johnson Davidson County
Batch# 882828 DEEDWARR
07/01/2022 10:35:00 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220701-0076566

T-TAG-22-341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

AN
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Schreiner Rogers, Trustee of the Jessica Schreiner Rogers Revocable Trust, dated June 13, 2022	**New Owner**	
(NAME) 116 Woodward Hills Pl.	(NAME)	**104-01-0F-014.00-CO**
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **CALEB WILEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA SCHREINER ROGERS, TRUSTEE OF THE JESSICA SCHREINER ROGERS REVOCABLE TRUST, DATED JUNE 13, 2022,** 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, Tennessee, being Unit 14, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Caleb Wiley, a single man by Warranty deed from Rachel A. Smith and Rebecca D. Smith, as joint tenants with rights of survivorship of record in Instrument No. 20200102-0000087 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 02, 2020.

This conveyance is subject to:
• Taxes for the year 2022 and thereafter, not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument 20071220-0146057, Instrument 20080919-0095641 and Instrument 20081029-0108160, Instrument 20090825-0080074 Instrument 20211123-0155484, Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
• Storm Water Easement Agreement of record in Instrument Number 20070425-0049064 and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20080505-0046041 and Instrument No. 20080421-0040206, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson

County, Tennessee.
• Easement for Sanitary Sewer of record in Book 1851, Page 222 and Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20190628-0062928, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20131007-0105196, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• 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 **improved** property known as: **341 Sylvan Park Ln, Nashville, Tennessee 37209**.

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 30 DAY OF JUNE, 2022.

Caleb Wiley by Adam Jefferson Attorney in fact

Caleb Wiley by Adam Jefferson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CALEB WILEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CALEB WILEY.

Witness my hand and official seal, this the 30th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212