This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 21st day of July, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Linda L. Rodgers & Charles A. Scott, Sr. 3900 Patton Hill Road Nashville, TN 37207	Mortgage Solutions of Colorado, LLC 5455 N. Union Blvd. Colorado Springs, CO 80918	050-06-0 109.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY RODGERS, AN UNMARRIED MAN, AND LATONYA D. RODGERS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LINDA L. RODGERS, AN UNMARRIED WOMAN, AND CHARLES A. SCOTT, SR., A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat, Northbrook Subdivision, Phase Two, of record in Plat Book 9700, page 769, 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 LaTonya D. Rodgers and husband, Gary Rodgers, by deed dated 03/08/2006, from LaTonya D. Rodgers, of record in Instrument No. 20060313-0028603, Register's Office for said County.

Also being the same property conveyed to LaTonya D. Rodgers, by deed dated 02/23/2004, from Barbara M. Maye, of record in Instrument No. 20040310-0027414, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3900 Patton Hill Road, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 892458 DEEDWARR
07/22/2022 11:05:56 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20220722-0084080

Witness my hand this the 20th day of July, 2022.

Gary Rodgers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Rodgers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2022.

My commission expires:

9-6-22

Notary Public



Witness my hand this the 19 day of July, 2022.

LaTonya D. Rodgers

Oregon
STATE OF ~~TENNESSEE~~
COUNTY OF Lincoln

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LaTonya D. Rodgers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2022.

My commission expires:
August 31st 2024

Notary Public

OFFICIAL STAMP
GARY LANE JONES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1003380
MY COMMISSION EXPIRES AUGUST 31, 2024