Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17963-LV

Karen Johnson Davidson County
Batch# 893057 DEEDWARR
07/25/2022 09:56:54 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220725-0084515

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Maudi Balt
Affiant

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

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Rogers and Samantha Rogers 208 Chesterton Ct Madison, TN 37115	New Owner	053 13 0 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Donna K. Gardner, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Austin Rogers and Samantha Rogers, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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. 134 on the Plan of Phase I, Kimbolton, of record in Plat Book 6900, Pages 276, 277 and 278, amended in Book 7577, Page 553, in the Register's Office of Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Donna K. Gardner, a married woman, by Quit Claim Deed from Kristine M. Gardner, a married woman, of record in Instrument No. 20210722-0098400, in the Register's Office of Davidson County, Tennessee, dated July 14, 2021, and recorded on July 22, 2021.

Being the same property conveyed to Donna K. Gardner and Kristine M. Gardner, a married couple as tenants by the entirety, by Warranty Deed from Brian George and wife, Jennifer George, of record in Instrument No. 20161019-0110590, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016, and recorded on October 19, 2016. Also Marital Dissolution Agreement filed in Docket No. 21D-974, in the Circuit Court of Davidson County, Tennessee.

Heather Smith joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **208 Chesterton Court, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2022.

GRANTOR:

Donna K. Gardner

Heather Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna K. Gardner and Heather Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26