This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18389-DJ

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $457,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2022.

Notary Public
My Commission Expires: 3-3-2025

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires 3-3-2025

Karen Johnson Davidson County
Batch# 901985 DEEDWARR
08/11/2022 10:41:35 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90
20220811-0091332

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Oliver Miller-Farrell and Kiah Deibler-Gorman 1408 Ohara Drive Antioch, TN 37013	New Owner	174-11-0A-515-00

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, we, **Jessica Rogers and Christopher Dale Rogers, Jr., wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Oliver Miller-Farrell and Kiah Deibler-Gorman, 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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of First Amendment, Cane Ridge Farms, Phase Three, Section One of record in Instrument No. 20070703-0079200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Rogers and Christopher Dale Rogers, Jr., wife and husband, by deed from Yosef M. Weldesenbet and Meaza Workagegnehu, husband and wife, of record in Instrument No. 20210721-0098083, Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on July 21, 2021.

This is improved property located at: **1408 Ohara Drive, Antioch, TN 37013**

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 2nd day of August, 2022.

GRANTOR:

Christopher Dale Rogers, Jr.

Jessica Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Dale Rogers, Jr. and Jessica Rogers, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of August, 2022.

Notary Public
My Commission expires: _____

