2022-0263

Karen Johnson Davidson County
Batch# 902101 DEEDWARR
08/11/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220811-0091484

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,000.00. Affiant Subscribed and sworn to before me, this the 8th day of August, 2022. Notary Public My commission expires: 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bay 2, LLC, a Tennessee limited liability company	New Owner	059-10-0-251.00
2414A Chapman Dr		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAWN ROHAN, A MARRIED MAN*, AND GREG ROHAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAY 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), ITS REPRESENTATIVES 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. 3 on the Plan of First Revision of Haynes Manor, Section 6 of record in Plat Book 5200, Page 658, 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 Greg Rohan, married by Warranty deed from JRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181107-0110484 Register's Office for Davidson County, Tennessee, dated November 06, 2018 and recorded on November 07, 2018.

Being the same property conveyed to Greg Rohan, a married man and Shawn Rohan, a married man by Quitclaim deed from Greg Rohan, a married man of record in Instrument No. 20200205-0013397, Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020.; the said Shawn Rohan being authorized to sign on behalf of the said Greg Rohan by that Durable Limited Power of Attorney being recorded simultaneously herewith.

*This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 709 Eric Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2022.

Shawn Rohan

~~Greg~~ Rohan by Shawn Rohan, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan ~~and Greg Rohan~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, individually and as attorney in fact for Greg Rohan.

Witness my hand and seal this 5th day of August, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/8/22 (date of document).

Jill Swicegood
Affiant Signature

8/11/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

