Karen Johnson Davidson County
Batch# 908017 DEEDWARR
08/25/2022 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,576.20
20220825-0096023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2022.

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 1/28/2024
File No. G22-17033

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roy L. Tanksley (NAME)	New Owner (NAME)	26-16-34
2413 Cason Lane (STREET ADDRESS)	(STREET ADDRESS)	
Lewisburg, TN 37091 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas W. Rollins and Karen W. Rollins, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy L. Tanksley, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, 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. 56 on the Plan of Mansker Meadows, Section II, of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas W. Rollins and Karen W. Rollins, husband and wife by Deed dated May 23, 2008 from Henry P. Abbott, Jr. and wife, Elizabeth M. Abbott, recorded May 28, 2008, in Instrument Number 20080528-0054148, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2402 Mansker Drive, Nashville, TN 37115.

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.

Witness my/our hand(s) this 24th day of August, 2022.

Thomas W. Rollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2022, before me personally appeared Thomas W. Rollins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen W. Rollins

STATE OF Florida
COUNTY OF Palm Beach

On this 24th day of August, 2022, before me personally appeared Karen W Rollins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires: July 30, 2023

DONN M LYNN
Notary Public - State of Florida
Commission # GG 360786
My Comm. Expires Jul 30, 2023
Bonded through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/24/2022 (date of document).

Affiant Signature

8-25-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25th day of August 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY