PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 920743 DEEDWARR
09/23/2022 11:01:37 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20220923-0105794

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62733
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alice Rogan 1601 Observatory Court Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11715020100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph D. Shivers and Harriette H. Shivers, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Alice Rogan, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Resubdivision of Lot 2 Addition to Green Hills of record in Instrument No. 20061212-0153248, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph D. Shivers and wife, Harriette H. Shivers by Warranty deed from Richard D. Sweeney and Will T. Vance dated June 4, 2007 and recorded on June 6, 2007 of record in Instrument No. 20070606-0067896, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Instrument No. 20061212-0153248, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, of record in Book 4008, page 183, said Register's Office.

This is improved property, known as 1601 Observatory Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2022.

Ralph D. Shivers

Harriette H. Shivers

State of Tennessee

County of Davidson

On this 21st day of September, 2022, before me the undersigned authority, personally appeared Ralph D. Shivers and Harriette H. Shivers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Sworn and subscribed before me this 21st day of September, 2022.

Notary

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY