Karen Johnson Davidson County
Batch# 926075 DEEDWARR
10/05/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20221005-0109924

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942465** ASIA S JENKINS NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20124028779 MY COMMISSION EXPIRES MAY 10, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2022. Notary Public My Commission Expires: MAY-10-2024

WARRANTY DEED

Address New Owner: Robert L Rogers III and Anne Felkner Rogers 6429 Worchester Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 157 00 0 069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian D. Waller, Trustee of The Brian D. Waller Revocable Living Trust, Dated February 27, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L Rogers III and Anne Felkner Rogers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One, Devonshire Manor, of record is Plat Book 5200, Page(s) 122 and 123, 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 Brian D. Waller, Trustee of The Brian D. Waller Revocable Living Trust, Dated February 27, 2020, by Warranty Deed from Brian Waller, of record in Instrument No. 20201015-0119621, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on October 15, 2020.

Being the same property conveyed to Brian Waller, by Warranty Deed from John Cochran and wife, Lucy Cochran, of record in Instrument No. 20190530-0051111, in the Register's Office of Davidson County, Tennessee, dated May 28, 2019 and recorded on May 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Devonshire Manor, as recorded in Plat Book 5200, Page(s) 122 and 123.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5381, Page 394.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7790, Page 535.

This is improved property located at 6429 Worchester Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of September, 2022.

The Brian D. Waller Revocable Living Trust, Dated February 27, 2020

BY: BDW
Brian D. Waller, Trustee

STATE OF ~~TENNESSEE~~ CO
COUNTY OF ~~DAVIDSON~~ Pitkin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian D. Waller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for The Brian D. Waller Revocable Living Trust, Dated February 27, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public
My Commission Expires: May 10 2024

ASIA S JENKINS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20124028779
MY COMMISSION EXPIRES MAY 10, 2024

True Copy Certification

I, **Pam Autry,** 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 this the 30th day of September, 2022.

Affiant Signature
Date 09/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

