THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13715-BW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Laura Shull
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2022.

J-U8
Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan F. Hooper	New Owner	
1900 Church St #402		104-01-0-291.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Rogers Rocket City Storage, LLC, an Alabama limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan F.Hooper**

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:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 79 on the Plan of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 55.4 feet on the easterly side of 39th Avenue North and extends back 160 feet on the southerly line and 160 feet on the northerly line with the southerly margin of Nebraska Avenue, to a dead line measuring 55.5 feet thereon.

Being the same property conveyed to Alice Ann Rogers and Rhea Rogers Crenshaw, as tenants in common by Quitclaim Deed from Alfred Tate Rogers, Jr. and Martha Stone Rogers, as Trustees of the Rogers Trust dated October 27, 2014 of record in Instrument No. 20190502-0040872, Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on May 02, 2019.

Abstract of Rogers Trust Agreement recorded on Instrument No. 20181214-0121909, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alfred Tate Rogers, Jr., and Martha Stone Rogers, as Trustees of the Rogers Trust dated October 27, 2014 by Quitclaim Deed from Alice Ann Rogers and Rhea Rogers Crenshaw, as tenants in common of record in Instrument No. 20190917-0093965, Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 17, 2019.

Certification of Rogers Trust recorded in Instrument No. 20220113-0004790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rogers Rocket City Storage LLC, an Alabama limited liablity company by Quitclaim Deed from Alfred Tate Rogers, Jr. and Martha Stone Rogers, as Trustee of the Rogers Trust dated October 27, 2014, of record in Instument No. 20221103-0118672, Register's Office for Davidson County, Tennessee, dated November 1, 2022 and recorded on November 3, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 126 39th Avenue N. Nashville, TN 37209

Karen Johnson Davidson County
Batch# 944794 DEEDWARR
11/28/2022 09:23:41 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20221128-0124298

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. Wherever 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 our hands this the 18th day of November, 2022.

Rogers Rocket City Storage LLC, an Alabama limited liability company

BY: The Rogers Trust, Sole Member

Martha Stone Rogers

Martha Stone Rogers, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Martha Stone Rogers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker, Rogers Rocket City Storage LLC, an Alabama limited liability company, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18th day of November, 2022.

Notary Public
My Commission Expires: 9/2/24

