WARRANTY DEED

Karen Johnson Davidson County
Batch# 950138 DEEDWARR
12/09/2022 02:49:33 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20221209-0128426

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**

Affiant

Subscribed and sworn to before me, this the 27 day of October, 2022.

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

JENNIFER [illegible] STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bijoy John **Dotty John**	~~XXXXX~~ **New Owners**	**Map 131-05-0-B Parcel 254.00co**
254 Summit Ridge Drive	**5259 McGavock Road**	
Nashville, TN 37215	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Logann Elizabeth Rogers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bijoy John and Dotty John

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 Unit No. 254, on the plan of Four Seasons Condominiums Apartments, established by Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, , together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the Plat of Four Seasons Condominiums as of record as shown on Exhibit "D" to the aforementioned Master Deed of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Logann Elizabeth Rogers, by Warranty Deed dated November 21, 2014, from Anthony L. Werthan, married, of record in Instrument No. 20141124-0107746, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "D" to the Master Deed in Book 6841, Page 349, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee. 3) By-Laws of Four Seasons Homeowners' Association, Inc. of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee. 4) Charter of Four Seasons Homeowners' Association, Inc. of record in Book 6855, Page 917 and as amended in Book 8176, Page 697, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Boundary Plat of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee. 6) All terms, conditions, and obligations contained in the Deed dated May 30, 1974 in Book 4821, Page 20, Register's Office for Davidson County, Tennessee. 7) All terms, conditions, and obligations contained in the Sale and Assignment of Option dated July 11, 1977 of record in Book 5388, Page 503, Register's Office for Davidson County, Tennessee. 8) Deed of Conveyance for water and sewerage services of record in Book 5271, Page 430, Register's Office for Davidson County, Tennessee. 9) Easement for ingress and egress of record in Book 5158, Page 230, Register's Office for Davidson County, Tennessee. 9) Engineer's Report of record in Book 6847, Page 125, Register's Office for Davidson County, Tennessee. 10) Easement Agreements of record in Book 6869, Page 157 and Book 7776, Page 899, and in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee. 11) Consent of Four Seasons Homeowners Association to Easement Agreement of record in Book 6869, Page 162 and re-recorded in Book 6870, Page 966, Register's Office for Davidson County, Tennessee. 12) Taxes for the current year prorated and paid by the Grantor.

This is improved (__x__) Unimproved (____) property, known as **254 Summit Ridge Drive, 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 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 my/our hand(s) this 21st day of **October, 2022.**

E-signed by Logann Elizabeth Rogers on October 21, 2022 at 11:08 AM CST

209573

2022-10-21

Logann Elizabeth Rogers

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by means of secured two-way electronic audio-visual communication, the within named, as bargainor, **Logann Elizabeth Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 21st day of October, 2022.

My Commission Expires: Aug. 21, 2023

93644

Notary Public

(seal)

E-signed by Kevin Criswell on October 21, 2022 11:08 AM CST

NOTARY PUBLIC

KEVIN CRISWELL
State of Tennessee
Online Notary Public
County of Robertson
My Commission Expires:
August 21, 2023

Notarized remotely via audio/video communication

TRUE COPY CERTIFICATION

I, John T. Cook, do hereby make oath that I am a licensed attorney and/or 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 documented executed and authenticated according to law on 10/27/22.

John T. Cook

10/27/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 27 day of October, 2022.

Notary Public

My Commission Expires: 10/23/2023

