WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00 .

Mary B. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2022.

Notary Public

COMMISSION EXPIRES: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 951853 DEEDWARR
12/15/2022 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20221215-0129883

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Edward Bowen	Same	141-06-0C-026-00
(NAME)	(NAME)	
3721 Springwater Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **FRANK M. ROGERS, IV AND RAE A. ROGERS, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW EDWARD BOWEN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 71 on the Plan of Final Plat of Riverbridge Community, Phase 1A, a Planned Unit Development of record in Plat at Instrument No.20030213-0019997, in the Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Frank M. Rogers, IV and Rae A. Rogers, husband and wife, by Warranty Deed from Kelsey N. Bossung, married, dated 03/16/2020 and recorded 03/18/2020 in Instrument Number 20200318-0029814 in the Register's Office for Davidson County, Tennessee.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Frank M. Rogers, IV and Rae A. Rogers pursuant to the Power of Attorney recorded in Instrument No. 202212150129882 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3721 Springwater Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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, successors 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, successors 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 12th day of December, 2022.

Frank M. Rogers, IV by
, Attorney-In-Fact
Frank M. Rogers, IV
by Coleman R. Dixon, Attorney-In-Fact

Rae A. Rogers, by
, Attorney-In-Fact
Rae A. Rogers
by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Frank M. Rogers IV and Rae A. Rogers, being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2022.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 12.12.22 (date of document).

Regina Sullo
Affiant Signature

12.15.22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

