PREPARED BY AND RETURN TO:
HUSCH BLACKWELL LLP
736 GEORGIA AVENUE, SUITE 300
CHATTANOOGA, TENNESSEE 37402
(423)266-5500

Karen Johnson Davidson County
Batch# 954284 DEEDWARR
12/21/2022 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221221-0131879

New Owners Address:	Send Tax Bills To:	Tax Parcel No:
Frank Mandeville Rogers, V Trustee of the Frank Mandeville Rogers, V Revocable Trust 116 Woodward Hills Place Brentwood, TN 37027	New Owner	159-16-0-003.0

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANK M. ROGERS, V and JESSICA S. ROGERS, husband and wife ("Grantors"), do hereby grant, sell, transfer and convey unto FRANK MANDEVILLE ROGERS, V, as Trustee of the FRANK MANDEVILLE ROGERS, V REVOCABLE TRUST DATED JUNE 13, 2022 ("Grantee"), certain real property located in the City of Brentwood, Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Woodward Hills, of record in Book 9700, Page 900, Register's Office for Davidson County, Tennessee, as amended at Book 11766, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank M. Rogers and Jessica S. Rogers, husband and wife, by Warranty Deed from John C. Russell and wife, Carol L. Russell, recorded on the 13th day of April, 2017 in Instrument No. 20170413-0036029, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 116 Woodward Hills Pl., Brentwood, TN 37027-4235.

This conveyance is subject to 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 of record in said Register's Office, to include but not limited to:

> 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 WOODWARD HILLS, as recoded in Plat Book 9700, Page(s) 900, amended in Book 11766, Page 32.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11643, Page 319, amended in Book 11766, Page 34 and Instrument No. 20000502-0043931.

Terms and provisions of by-Laws recorded in Instrument No. 20000502-0043930.

TO HAVE AND TO HOLD the said property unto Grantee, its heirs, successors and assigns, forever in fee simple.

Grantors covenant that they have lawfully seized and possessed of said real property; that they have full right and lawful authority to sell and convey same; that title to said real property is free, clear and unencumbered, except as herein set forth; and Grantors will forever warrant and defend the title to the real property herein conveyed against all lawful claims.

IN WITNESS WHEREOF, Grantors have executed this conveyance this 14 day of December, 2022.

FRANK M. ROGERS, V

JESSICA S. ROGERS

STATE OF Tennessee)
COUNTY OF Davidson)

On this 14th day of December, 2022, before me personally appeared FRANK M. ROGERS, V, and JESSICA S. ROGERS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires:

3/6/2024

[Affix Notary Seal]

BRIAN K. BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

HB: 4878-0531-7427.2

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-EXEMPT-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

FRANK MANDEVILLE ROGERS, V, Trustee of the FRANK MANDEVILLE ROGERS, V REVOCABLE TRUST DATED JUNE 13, 2022

Subscribed and sworn to before me on this 14th day of December, 2022.

Notary Public

My commission expires:

3/6/2024

[Affix Notary Seal]

BRIAN K. BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

HB: 4878-0531-7427.2

Tennessee Certification of Electronic Document

I, Cody L. Flork, 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 12/14/22 (date of document).

Cody L. Flork
Affiant Signature

12/21/22
Date

State of Missouri

County of St. Louis

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

Gail A Sinnett
Notary's Signature

MY COMMISSION EXPIRES: May 5, 2023

NOTARY'S SEAL

GAIL A. SINNETT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: May 5, 2023
Commission # 15485792