Karen Johnson Davidson County
Batch# 973294 DEEDWARR
02/22/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230222-0012580

WARRANTY DEED

2023-16

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of February, 2023.

(Affix Seal) Notary Public
My Commission Expires: 6/25/25

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jose Orlando Hilario Martinez and Sarah LeeAnn Hilario 9412 Kaplan Avenue Brentwood, TN 37027	NEW OWNER	181.07-0A-059.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kayla Rogers and Tyler Rogers, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jose Orlando Hilario Martinez and Sarah LeeAnn Hilario, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 59 on the Plan of Autumn View formerly Brinkley Property Subdivision, Phase One, of record in Instrument #20171117-0118274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kayla Rogers and Tyler Rogers, wife and husband from NVR, Inc. a Virginia Corporation T/A Ryan Homes by Special Warranty Deed dated September 21, 2018 and recorded September 24, 2018 in Instrument #20180924-0094307, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 9412 Kaplan Avenue, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 February, 2023.

Kayla Rogers

Tyler Rogers

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Kayla Rogers and Tyler Rogers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of February, 2023.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

- **The text of a certification of an electronic document must be in the following form.**

I, Emma Howard, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 02/21/23 **(date of document).**

Emma Howard

Affiant Signature

Date: 02/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** February, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM