PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 981607 DEEDWARR
03/16/2023 01:01:18 PM 4 pgs
Fees: $23.00 Taxes: $10,341.50
20230316-0019137

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63019

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David R. Rogosa 616 Royal Oaks Place Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13003006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Tarantin and Elizabeth H. Tarantin, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David R. Rogosa, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed yo Daniel Tarantin and Elizabeth H. Tarantin, husband and wife, by Warranty Deed from T. Stephen Cameron Taylor and wife, Carolyn Elizabeth Lampe Taylor, dated October 30, 2015 and recorded on November 2, 2015, of record in Inst. No. 20151102-0111096, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 55, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 312, said Register's Office; and Water Rights Agreement of record in Book 924, page 24 said Register's Office.

This instrument is executed on behalf of Daniel Tarantin by Elizabeth H. Tarantin pursuant to a Power of Attorney executed by him on the 28th day of February, 2023 of record in Instrument No. 20230316-0019136, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as 616 Royal Oaks Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2023.

Daniel Tarantin by Elizabeth H Tarantin as Attorney-in-Fact

Daniel Tarantin by Elizabeth H. Tarantin as Attorney-in-Fact

Elizabeth H Tarantin

Elizabeth H. Tarantin

State of Tennessee

County of Davidson

On this 15th day of March, 2023, before me the undersigned authority, personally appeared **Elizabeth H. Tarantin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires: My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Elizabeth H. Tarantin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Daniel Tarantin**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2023.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,795,000.00.

Margaret Smith
Affiant

Sworn and subscribed before me this 15th day of March, 2023.

S. Denise Woods
Notary

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Daniel Tarantin and Elizabeth H. Tarantin

TO: David R. Rogosa

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Elizabeth H. Tarantin, Affiant

Sworn to and subscribed before me this 15th day of March, 2023.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024