Karen Johnson Davidson County
Batch# 984292 DEEDWARR
03/24/2023 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20230324-0021339

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2023.

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-18278

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathy Ogg (NAME)	Same as New Owner (NAME)	033-03-0A-096.00 CO
96 Rolling Meadows Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joyce O. Scoggins Anderson, a widow, (now known as Joyce Jean Hatcher), Judith M. Waterman, Janice Woods, Janelle Uselton, and Jennifer Ryan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathy Ogg,** 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. 96 as shown on plat of Rolling Meadows, Phase 1, Section V, of record in Book 6900, Page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 7408, Page 733, and further amended in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joyce O. Scoggins Anderson and husband, Edward Ray Anderson, subject to a life estate granted to Joyce O. Scoggins Anderson and Edward Ray Anderson, by Quitclaim Deed from Joyce O. Scoggins Anderson, through William D. Castleman, Trustee, dated 4/13/2000 and recorded 4/19/2000 in Instrument No. 20000419-0039138, Register's Office for Davidson County, Tennessee. The said Edward Ray Anderson having since died testate on December 11, 2009, leaving title vested in Joyce O. Scoggins Anderson as surviving tenant by the entirety. Judith M. Waterman, Janice Woods, Janelle Uselton, and Jennifer Ryan, being all of the legal heirs and devisees of Edward Ray Anderson, join in this conveyance to evidence their consent to this transfer and to convey any and all interest they may have in said property.
Joyce O. Scoggins Anderson and Joyce Jean Hatcher are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Joyce O. Scoggins Anderson (NKA Joyce Jean hatcher) is signed by her duly appointed Attorney-in-fact Jan R. Lassiter and Jacqueline S. Cutrer, pursuant to the Power of Attorney recorded in Instrument #202303240021337, said Register's Office.
The signature of Judith M. Waterman is signed by her duly appointed Attorney-in-fact by Janelle Uselton pursuant to the Power of Attorney recorded in Instrument #202303240021338, said Register's Office.

This is improved property, known as 96 Rolling Meadows Drive, Goodlettsville, TN 37072.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever 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 23rd day of March, 2023.

Joyce O. Scoggins Anderson (Now Known As Joyce Jean Hatcher) by Jan R. Lassiter, her Attorney-In-Fact

Joyce O. Scoggins Anderson (Now Known As Joyce Jean Hatcher) by Jacqueline S. Cutrer, her Attorney-In-Fact

Judith M. Waterman by Janelle Uselton, her Attorney-In-Fact

Janice Woods

Janelle Uselton

Jennifer Ryan

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jan R. Lassiter and Jacqueline S. Cutrer, Attorney-in-Fact for Joyce O. Scoggins Anderson (NKA Joyce Jean Hatcher), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Public

My Commission Expires: 1/25/2026

RACHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Janelle Uselton, Attorney-in-Fact for Judith M. Waterman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further

acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Public

My Commission Expires: 1/2[illegible]

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared Janice Woods, Janelle Uselton and Jennifer Ryan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Signature

My commission expires: 1/2[illegible]

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/23/23 (date of document).

Affiant Signature

3/23/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY