Karen Johnson Davidson County
Batch# 987291 DEEDWARR
03/31/2023 02 13 43 PM 2 pgs
Fees $13 00 Taxes $2,042 40
20230331-0023532

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $552,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of MARCH, 2023.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven Thomas Rogers 2428 Eastland Avenue Nashville, TN 37206	New Owner	083 12 0 102 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATHER HAYES, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **STEVEN THOMAS ROGERS and BETHANY CASELLA ROGERS, husband and wife,** hereinafter called the Grantee, his 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 207 on the plan of Section Four, Eastland Acres, of record in Book 2331, Page 94, 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 Heather Hayes, an unmarried woman, by Warranty Deed from Deborah L Hall, an unmarried woman, of record in Instrument No 20200305-0024651, in the Register's Office of Davidson County, Tennessee, dated March 02, 2020 and recorded on March 05, 2020

This property is improved property known as 2428 Eastland Avenue, Nashville, TN 37206

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

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, his heirs, successors and assigns, forever Grantor covenants with 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 does further covenant and bind itself, it heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 31 day of March, 2023

Heather Hayes

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, Tennessee, this 31 day of March, 2023

Notary Public

My Commission expires September 7, 2026

BRIAN PAYNE (SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON