WARRANTY DEED

Karen Johnson Davidson County
Batch# 994295 DEEDWARR
04/20/2023 10 15 04 AM 2 pgs
Fees: $13.00 Taxes $1,073 00

20230420-0029095

File No EM-23-3885

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew Rogers and Emrie Rogers	same as new owner	
(NAME) 923 Ilawood Drive	(NAME)	162-13-0-253 00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Jeremy B. Cox and Autumn Cox, Husband and Wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Rogers and Emrie Rogers, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 59-B on the Plan of Zone Lot Division Lot 59 of Dreamland Estates Southeast Section 2, as shown by plat appearing of record in Plat Book 6250, Page 808, amending Plat Book 5200, Page 648, of the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description details of said lot.

Being the same property conveyed to Jeremy B. Cox, married by Warranty deed from Katherine D. Swartz and husband Jared Benjamin Jones of record in Instrument No. 20141107-0103075 Register's Office for Davidson County, Tennessee, dated November 6, 2014 and recorded on November 7, 2014.

This is property more commonly known as 923 Ilawood Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 17th day of April, 2023.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CLAM-23 923

Jeremy B. Cox By: Joshua L. Hunter, Attorney in fact
Jeremy B. Cox By: Joshua L. Hunter – Attorney in Fact

Autumn Cox by Joshua L. Hunter Attorney in fact
Autumn Cox By: Joshua L. Hunter – Attorney in Fact

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, Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Jeremy B. Cox and Autumn Cox and that this instrument was executed on behalf of the said Jeremy B. Cox and Autumn Cox for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at **Instrument No** *, in the Register's Office for Davidson County, Tennessee.

*20230420-0029094

Witness my hand and official seal this 17th day of April 2023.

Notary Public Emily Manno

My Commission Expires.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025