Karen Johnson Davidson County
Batch# 1005288 DEEDWARR
05/19/2023 10:15 16 AM 2 pgs
Fees $13 00 Taxes $1,202 50
20230519-0037691

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ricardo Garcia Martinez
204 Hopewood Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Pinnacle Bank
P.O. Box 331678
Murfreesboro, Tennessee 37133

MAP 147
GROUP 08 0
PARCEL 197.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Rogers Investment Properties, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Ricardo Garcia Martinez
And
Maria Del Carmen Lopez Cervantez,
husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revision to Lots 19 thru 24, Section 4, Beverly Heights, of record in Plat Book 5190, Page 471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 30.00 feet on the southeasterly margin of the cul-de-sac at the terminus of Hopewood Court and extends back 131.87 feet on the northeasterly line and 150.17 feet on the westerly line to a broken line in the rear measuring 178.77 feet thereon.

Being the same property conveyed to Rogers Investment Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kudret Kotas Ahmed unmarried, dated January 31, 2023, and filed of record in Instrument No. 20230207-0008862, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of the Plan of Revision to Lots 19 thru 24, Section 4, Beverly Heights, of record in Plat Book 5190, Page 471, said Register's Office.
3. Any and all restrictions, conditions, and easements of record.

This is improved property known as 204 Hopewood Drive, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Ricardo Garcia Martinez and Maria Del Carmen Lopez Cervantez, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 15th day of May 2023.

Rogers Investment Properties, LLC, a Tennessee Limited Liability Company

By: Justin Rogers, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers, Authorized Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Justin Rogers, Authorized Member** of **Rogers Investment Properties, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Authorized Member

WITNESS my hand and official seal at office this 15th day of May 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $325,000 00

AFFIANT

Subscribed and sworn to before me on this 15th day of May 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD