Karen Johnson Davidson County
Batch# 1005793 DEEDWARR
05/22/2023 09 25 07 AM 2 pgs
Fees $13 00 Taxes $749 25
20230522-0038113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$202,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF May, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	
Rogers Investment Properties **2491 N Mt Juliet Rd** **# 1343** **Mt Juliet, TN 37122**	**SAME AS OWNER**	MAP **060** GROUP **13 0** PARCEL **075.00**

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 hereby acknowledged, we,

James Beasley, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rogers Investment Properties LLC.,
a Tennessee Limited Liability Company

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 Lot no. 65 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County.

Said Lot No. 65 fronts 60.0 feet on the northerly margin of Combs Drive and extends back between parallel lines 126.0 feet to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to James W. Beasley, Jr., and wife Bernice Beasley, by Corporate Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation, dated October 1, 1970 and filed of record October 2, 1970 in Book 4449, Page 506, Register's Office for Davidson County, Tennessee. **Bernice Beasley having predeceased her husband on June 27, 2012 leaving him the sole owner by opertaion of law.**

James Beasley and James W. Beasley Jr., being one in the same person.

This conveyance is made subject to the following
1) 2023 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **2633 Combs Drive, Nashville, Tennessee 37207.**

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

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer

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 hand and official seal at office this 19th day of May, 2023.

James Beasley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Beasley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 19th day of May, 2023.

NOTARY PUBLIC

My Commission Expires

February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027