Karen Johnson Davidson County
Batch# 1010024 DEEDWARR
06/01/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230601-0041527

STATE OF TN
COUNTY OF Dav

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31 DAY OF May, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BRONER MCCOY CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23040052

Address of New Owner	Send Tax Bills To:	Tax Information:
Nicholas M. Dagnan and Abigale Dagnan 4693 Bull Run Road Ashland City, TN 37015	Same	046-00-0-055.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Barry Rogers and wife, Julia Rogers,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas M. Dagnan and Abigale Dagnan, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, Page 64, Chancery Court at Nashville, and being Lot No. 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows:

Beginning at a point on the southeasterly margin of Bull Run Road at the common corner of Lots Nos. 3 and 4 on said survey, said point lying South 59 degrees 30 minutes West 222.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and Husband, as of record in Book 2700, Page 359, Register's Office for said County; thence with said margin, South 59 degrees 30 minutes West 100 feet to the northwest corner of Lot No. 2 on said survey; thence with the line between said Lots Nos. 2 and 3 on said survey, South 30 degrees 30 minutes East 161 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said creek and said Taylor's northwesterly line northeasterly to the southerly corner of Lot No. 4 on said survey; thence with the line between Lots Nos. 3 and 4 on said survey, North 30 degrees 30 minutes West 175.4 feet to the beginning.

Being the same property conveyed to Barry Rogers and wife, Julia Rogers, by Warranty Deed from John A. Dabbs and wife, Shirley Dabbs, dated 08/31/2011 and recorded on 09/08/2011 in Instrument No. 20110908-0069514, Register's Office for Davidson County, Tennessee.

This is property generally located:
4693 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of Bull Run Road.
3. Easement for the flow of the waters of Bull Run Creek and the rights of the public therein.
4. Rights of upper and lower riparian owners to the flow of the waters of Bull Run Creek, free from diminution or pollution.
5. Changes in the boundary of the subject property resulting from erosion nor accretion caused by the flow of Bull Run Creek.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Barry Rogers and Julia Rogers** have caused this instrument to be executed, this the 31 day of MAY, 2023.

Barry Rogers

Julia Rogers

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Barry Rogers and Julia Rogers,** with whom I am personally acquainted (or 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.

This the 31 day of MAY, 2023.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 5/31/23 (date of document).

L. Broner McCoy
Date: 5/31/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 31st day of May, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY