WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013942 DEEDWARR
06/12/2023 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20230612-0044552

STATE OF TENNESSEE/
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16357NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alison Rodgers and Allen Rodgers, Jr.	Alison Rodgers and Allen Rodgers, Jr.	09114000900
(NAME)	(NAME)	
510 Newton Avenue	510 Newton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN NEELY AND WIFE, LISA NEELY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISON RODGERS AND ALLEN RODGERS, JR., WIFE AND HUSBAND,** 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. 188 on the Plan of West Nashville Heights of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof AND being the west one-half of an alley abutting said lot which alley was closed by Metropolitan Government Ordinance No. 093-713.

Being the same property conveyed to John Neely and wife, Lisa Neely by Warranty Deed dated 10/16/2012 from Paul E. Rigby of record in Instrument Number 20121017-0095304, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 510 Newton Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 9 day of June 2023.

John Neely

Lisa Neely

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of June 2023, before me personally appeared **John Neely and Lisa Neely** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9th day of June, 2023

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 6/9/2023 (date of document).

Affiant Signature
Date 6/9/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 9 day of June, 2023

Notary's Signature
MY COMMISSION EXPIRES: 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY