Karen Johnson Davidson County
Batch# 1015542 DEEDWARR
06/15/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230615-0045745

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

File Number: 23050339

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 12th day of June, 2023.

Notary Public
My Commission Expires: 11-7-24

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Herber Sanchez Perez and Jacqueline Batres Gomez	New Owner	096-16-0-048.00
3353 Percy Priest Dr.		
Nashville, TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keith Rogers and Theresia J. Rogers, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to HERBER SANCHEZ PEREZ AND JACQUELINE B. BATRES GOMEZ, BOTH UNMARRIED, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office of said County, to which reference is hereby made for a more complete description.
Being the same property conveyed to Keith Rogers and Theresia J. Rogers, husband and wife by Warranty deed from William L. Renick, III and Sindy E. Bolanos, husband and wife of record in Instrument No. 20200324-0031983 Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 24, 2020. (Value of consideration shown in aforementioned deed $279,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3353 Percy Priest Dr., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 12th day of June, 2023.

Keith Rogers

Theresia J. Rogers

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Keith Rogers and Theresia J. Rogers, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of June, 2023.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: Sept. 21, 2024

Certificate of Authenticity

I, Katie Smith, 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 6/12/23.
Date

Affiant Signature

6/12/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: 11·17·24

Notary's Seal (if on paper)

