Karen Johnson Davidson County
Batch# 1023695 DEEDWARR
07/07/2023 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20230707-0052091

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2274

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~30th~~ 3rd day of ~~June~~ July, 2023

Notary Public

Commission Expires: 5/9/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Rogers 710 Strickland Drive Nashville, TN 37206	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	082-15-0A-710.00-CO

WARRANTY DEED

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, I/WE,

Peter Vincent Hansen and Jennifer Chapman Hansen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Rogers, a single man

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 Unit No. 710, 5th and Main Condominium, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731, 20200714-0076798, and 20210526-0071635, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to CPE Partnership, A Tennessee General Partnership by Warranty deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120203-0010087 Register's Office for Davidson County, Tennessee, dated February 01, 2012 and recorded on February 03, 2012.

Being the same property conveyed to Peter Vincent Hansen, a married man by Warranty deed from CPE Partnership, A Tennessee General Partnership of record in Instrument No. 20211007-0134708 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 07, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 710 Strickland Drive, Nashville, TN 37206

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 so 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.

Dated this the 30th day of June, 2023.

Peter Vincent Hansen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2023, before me personally appeared Peter Vincent Hansen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this **30th day of June, 2023.**

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires:

Jennifer Chapman

Jennifer Chapman

STATE OF Texas
COUNTY OF Brazoria

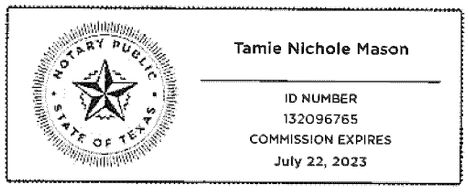
On this 30th day of June, 2023, before me personally appeared Jennifer Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2023.

Tamie Nichole Mason

Notary Signature
My commission expires: 07/22/2023

Notarized online using audio-video communication



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 7, 2023 (date of document).

Affiant Signature

July 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023