Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $230 000 00

Affiant

Subscribed and sworn to before me this 9 day of June 2023

Notary Public
My commission expires APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Karen Johnson Davidson County
Batch# 1024178 DEEDWARR
07/10/2023 10 54 46 AM 2 pgs
Fees $13 00 Taxes $851 00

20230710-0052460

Address of New Owner:	Send Tax Bills to:	Tax Information
Rogers Investment Properties L 3912 Sussex Drive Nashville, TN 37207	Justin Rogers 2491 N Mt Juliet Road #1343 Mt Juliet TN 37122	041-11-0-041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly A Bond, Sole Trustee of Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rogers Investment Properties LLC., a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 321 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, page(s) 115 and 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description

Being the same property conveyed to Johnnie Bond Jr , and wife Molly Ann Bond by Warranty Deed from C D Poole and wife, Jewell D Poole, dated August 6, 2004 of record as Instrument No 20040809-0095439 Register's Office for Davidson County, Tennessee Further, being the same property conveyed to Johnnie C Bond Jr or Molly A Bond, Trustees of The Johnnie C Bond Jr and Molly A Bond Revocable Living Trust dated March 3, 2009 by Quitclaim Deed from Johnnie C Bond, Jr and Molly (Ann) A Bond dated March 3 2009 of record as Instrument No 20090305-0019795, Register's Office for Davidson County, Tennessee Said Johnnie C Bond, Jr having since died on May 4, 2019 as shown by Affidavit of record as Instrument No 20200915-0105016, Register's Office for Davidson County, Tennessee Therefore, Molly A Bond is the sole trustee of the trust

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register s Office for Davidson County, Tennessee

This property is improved property known as 3912 Sussex Drive, Nashville, TN 37207

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), their heirs and assigns forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 9th day of June, 2023

Johnnie C Bond Jr and Molly A Bond Living Trust u/t/a March 3, 2009

X Molly A. Bond, Trustee

By Molly A Bond
Its Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Molly A Bond, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009**, the within named bargainor, a Trust, and that such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer)

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

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO 2023057716