WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026866 DEEDWARR
07/17/2023 10 41 32 AM 2 pgs
Fees $13 00 Taxes $7,400 00

20230717-0054597

ROW CORP.
STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2023

Notary Public

MY COMMISSION EXPIRES 7-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John P Rodgers	OWNER	116-13-0-038 00
(NAME)	(NAME)	
5945 Long Meadow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Keith E. Collison and Roslyn Collison, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Rodgers and Lauren P. Rodgers, husband and wife,** 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 362 on the Plan of Hillwood Estates, Section 14, of record in Book 2900, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Said Lot No 362 fronts 167 24 feet on the easterly side of Long Meadow Road and extends back 216 2 feet on the northerly line and 201 8 feet on southerly line to a dead line, measuring 200 feet thereon

Being the same property conveyed to Keith E Collison and Roslyn Collison, husband and wife, by Warranty Deed dated September 26, 2016 from Clyde M Smith, of record in Instrument No 20160929-0102599, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees, All matters appearing on the Plan of record in Book 2900, page 36, Restrictions of record in Book 2991, page 131, all of record in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 5945 Long Meadow Road, Nashville, TN 37205
(House Number) (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 12 TH day of July, 2023.

Keith E Collison

Roslyn Collison

State of FLORIDA
County of SARASOTA

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Keith E Collison and Roslyn Collison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at SARASOTA, FLORIDA, this 12 TH day of July, 2023.

Notary Public
My Commission Expires 9/23/25

File No. 37660

THOMAS JAMES MICHALSKI
Notary Public - State of Florida
Commission # HH 178011
My Comm. Expires Sep 23 2025
Bonded through National Notary Assn