Karen Johnson Davidson County
Batch# 1032271 DEEDWARR
07/31/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20230731-0058571

WARRANTY DEED

ROBERT HOUSTON AKIN
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 $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 525 Royal Parkway, Unit 291332, Nashville, TN 37229

File No.: 23-7-0294-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rogers Investment Properties, LLC	Rogers Investment Properties, LLC	042 08 0 125.00
(NAME)	(NAME)	
2491 N Mount Juilet Rd Suite 1343	2491 N Mount Juilet Rd Suite 1343	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37112	Mt. Juliet, TN 37112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TERRILYN VICKERS, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGERS INVESTMENT PROPERTIES LLC, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Being Lot Number 7 on the Plan of Heritage View Subdivision, Section One, of Record in Plat Book 6900 at page 772, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus G. Vickers and Terrilyn F. Vickers, by Quitclaim Deed from Robert R. Wood, of record in Instrument No. 20180322-0027051, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018. The said Marcus G. Vickers died on January 11, 2023, leaving Terrilyn F. Vickers as surviving tenant by the entirety.

Being the same property conveyed to Robert Wood, by Quitclaim Deed from Terrilyn F. Vickers, of record in Instrument No. 20180322-0027050, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018.

Being the same property conveyed to Terrilyn Franck Vickers, by Quit claim Deed from Marcus Gene Vickers, of record in Book 9358, Page 474, in the Register's Office of Davidson County, Tennessee, dated September 22, 1993 and recorded on May 26, 1994.

Being the same property conveyed to Marcus G. Vickers and wife, Terrilyn F. Vickers, by Warranty Deed from Griffin Contractors, Inc., of record in Book 7824, Page 419, in the Register's Office of Davidson County, Tennessee, dated April 21, 1989 and recorded on April 25, 1989.

unimproved ☒
This is improved ☐ property, known as 1524 Heritage View Blvd, Madison, TN 37115
(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 successors 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 successors 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 24th day of July, 2023.

Terrilyn Vickers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2023, before me, the undersigned, personally appeared Terrilynn Vickers, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 24, 2023

7/25/23

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 25 day of July, 2023

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026