RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.. QLC-16463-2023

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KU-23-1140

Karen Johnson Davidson County
Batch# 1042973 DEEDWARR
08/25/2023 03 19 29 PM 2 pgs
Fees $13 00 Taxes $1,590 63

20230825-0066758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of Aug, 2023

NOTARY PUBLIC

My commission expires _____

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Rogers and Selina Rogers 1140 Woodbury Falls Ct Nashville, TN 37221	Same address as new owner	128-12-0C-025-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($429,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MIKE JOHN FINDLEY, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTIAN ROGERS AND SELINA ROGERS, HUSBAND AND WIFE** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1140 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit E of the Declaration of Covenants, Conditions, and Restrictions establishing Woodbury Townhomes, Phase I, of record in Instrument #20060310-0028278, as amended in Instrument #20080201-0010772, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Mike John Findley, unmarried, from Mia A Ozimba, married, and Jeanette M Pope-Ozimba, married, by Warranty Deed dated October 28, 2020 and recorded November 3, 2020 in Instrument #20201103-0128295, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1140 Woodbury Falls Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of August, 2023

GRANTOR(S)

Mike John Findley

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mike John Findley, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of AUG, 2023:

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY