WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/18/2023 NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1044100 DEEDWARR
08/29/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230829-0067765

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3995

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tyler Rogers and Estefany Rogers	Same as	052-13-0B-424.00-CO
3117 Penn Meade Way	New owner	
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Craig M. Lizar and Michelle D. Johnson, a married couple, as tenants by the entirety

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler J. Rogers and Estefany M. Rogers, Husband and Wife

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of River Glen, Phase 6 of record in Instrument Number 20050602-0062805, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record in Instrument No. 200507130081132, Register's Office for Davidson County, Tennessee.

Being the, same property conveyed to Craig M. Lizar, a single man by Warranty deed from Brooke A. Miller, f/k/a Brooke A. Sharpf a/k/a Brooke Arden Miller, a married woman of record in Instrument No. 20180118-0005228 Register's Office for Davidson County, Tennessee, dated January 16, 2018 and recorded on January 18, 2018. (Value of consideration shown in aforementioned deed $170,000.00.)

Being the same property conveyed to Craig M. Lizar and Michelle D. Johnson, a married couple, as tenants by the entirety, by Quitclaim deed from Craig M. Lizar, a married man who acquired title as a single man, of record in Instrument No. 20220520-0059086 Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on May 20, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3117 Penn Meade Way Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 18, 2023}.

Craig M. Lizar

Michelle D. Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Craig M. Lizar and Michelle D. Johnson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 18, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3995

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 18, 2023**.

Affiant Signature

August 29, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

29th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024