WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047126 DEEDWARR
09/07/2023 11:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20230907-0070153

File #23-PA-0703-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/17/2023
(AFFIX SEAL)

CHARBETH P. MILLS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Smokey Tran and Nhung Tran	**New Owner**	
(NAME)	(NAME)	
3239 Quincy Lane	3239 Quincy Lane	**094 16 0E 017.00**
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HANNAH C. ROGERS, AN UNMARRIED WOMAN, AND DEVERY KEITH ROGERS, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SMOKEY TRAN, AND NHUNG TRAN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 17, Spence Enclave Townhomes, a Planned Unit Development, as shown on plat of record in Exhibit A-2 of Instrument No. 20061115-0141672, as being amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102 and Instrument No. 20100427-0031915 and by Scrivener's Affidavit record in Instrument No. 20100428-0032407, as amended in Instrument No. 20121116-0105801 in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hannah C. Rogers, an Unmarried Woman, and Devery Keith Rogers, Married, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Yameeka J. Jones, of record in Instrument No. 20130402-0032264, in the Register's Office of Davidson County, Tennessee, dated March 29, 2013 and recorded on April 02, 2013.

Subject property was never occupied by Devery Keith Rogers, nor was it the marital residence of Devery Keith Rogers.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061115-0141672, as being amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102 and Instrument No. 20100427-0031915 and by Scrivener's Affidavit record in Instrument No. 20100428-0032407, as amended in Instrument No. 20121116-0105801.

*Easement recorded in Book 437, Page 45; Book 437, Page 54; Book 722, Page 271; Book 5015, Page 699 and Book 5451, Page 769; Instrument No. 20060210-0016418 and Instrument No. 20060210-0016424.

*Easement for Grant of Transmission Line, recorded in Book 1814, Page 594; Book 1814, Page 597 and Book 2026, Page 616.

*Easement for Right of Way, recorded in Book 2704, Page 419.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5666, Page 656.

*Easement for Landscape, recorded in Instrument No. 20090107-0001684.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151715.

*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080409-0035677.

*All of the terms and provisions set forth and contained in that certain Lease between Jennie Peek, Lessor, and The Lamar Corporation, Lessee, a memorandum of which is recorded in Book 7672, Page 112.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **703 Spence Enclave Lane, Nashville, TN 37210**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 2 day of Sept., 2023.

Devery Keith Rogers
Devery Keith Rogers

STATE OF South Carolina
COUNTY OF Anderson

On this 2nd day of September, 2023, before me personally appeared Devery Keith Rogers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of September, 2023.

Notary Signature
My commission expires: 03-28-2033

LISA R. CARR
NOTARY PUBLIC
My Comm Exp
Mar 28 2033
STATE OF SOUTH CAROLINA

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Witness my/our hand(s) this the 1 day of September, 2023.

Hannah C. Rogers
Hannah C. Rogers

STATE OF Arizona
COUNTY OF Maricopa

On this 1st day of September, 2023, before me personally appeared Hannah C. Rogers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2023.

Notary Signature
My commission expires: 9/21/2024

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 588422
My Comm. Expires Sep 21, 2024

TRUE COPY CERTIFICATION

Required under T.C.A. Section 66-24-101(d)(3) after July 1, 2021

I, Jill Simmons, 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 September 2, 2023 (date of document).

Jill Simmons — 9/6/2023

Custodian's Signature **Date**

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 6th **day of** September, 2023.

Notary Public

My Commission Expires: 10/16/27

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202309070070153