Karen Johnson Davidson County
Batch# 1055485 DEEDWARR
09/29/2023 10 01 46 AM 2 pgs
Fees $13 00 Taxes $1,202 50
20230929-0076504

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ashley Mihalick
2633 Combs Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Pinnacle Bank,
2309 Crestmoor Road
Nashville, Tennessee 37215

MAP 060
GROUP 13 0
PARCEL 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Rogers Investment Properties, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Ashley Mihalick, an unmarried woman,

hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 65 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County.

Said Lot No. 65 fronts 60.0 feet on the northerly margin of Combs Drive and extends back between parallel lines 126.0 feet to a dead line in the rear measuring 60 0 feet thereon.

Being the same property conveyed to Rogers Investment Properties LLC., a Tennessee Limited Liability Company, by Warranty Deed from James Beasley,unmarried, dated May 19, 2023 and files of record in Instrument no. 20230522-0038113, in the Register's Office for Davidson County, Tennessee

Said property is transferred subject to the following matters:

1 2023 Taxes and all subsequent years not yet due and payable

2 Matters shown on the recorded plat of Trinity Hills Village, Inc 2nd Addition, of record in Book 4175, Page 79, said Register's Office

This is improved property known as **2633 Combs Drive, Nashville, Tennessee 37207**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Ashley Mihalick, an unmarried woman**, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set

out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 28th day of September 2023.

Rogers Investment Properties, LLC, a Tennessee Limited Liability Company

By: Justin Rogers, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Justin Rogers, Authorized Member** of **Rogers Investment Properties, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Authorized Member.

WITNESS my hand and official seal at office this 28th day of September 2023.

NOTARY PUBLIC
My Commission Expires. 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00

AFFIANT

Subscribed and sworn to before me on this 28th day of September 2023.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY