Karen Johnson Davidson County
Batch# 1063202 DEEDQC
10/20/2023 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231020-0082441

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Southern Garden LLC**	(NAME) NEW OWNER	6-103
(STREET ADDRESS) 1039 Nesbitt Pl.	"	
(CITY) Nashville (STATE) TN (ZIP) 37207	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Howard Keith Rogan and Darryl Demetrius Rogan, as tenants in common,** Grantors, does hereby quitclaim and convey unto **Southern Garden LLC,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in **DAVIDSON** County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, for said County. Said lot fronts 47.1 feet on the southerly side of Aspen Drive and runs back 99.7 feet on the westerly line and 88.1 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 57.2 feet.

Being the same property conveyed to Howard Keith Rogan and Darryl Demetrius Rogan, as tenants in common, by deed from Mary B. Smith, formerly known as Mary B. Rogan, an unmarried woman, dated September 27, 2022, and recorded October 4, 2022, in Instrument No. 20221004-0109322, Register's Office for Sumner County. Tennessee.

This is improved property known as 2603 Aspen Drive, Nashville, TN 37208.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 20th day of October, 2023.

Affiant

My commission expires: 4-23-25
(Affix Seal)

Notary Public

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Witness my hand this 20 day of OCT, 2023.

Howard Keith Rogan

Darryl Demetrius Rogan

STATE OF TENNESSEE
COUNTY OF [illegible]

On this 20th day of OCT, 2023, before me personally appeared **Howard Keith Rogan and Darryl Demetrius Rogan**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 20th day of OCT, 2023.

Notary Public

My Commission Expires:

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-19-2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10-25-23 (date of document).

Affiant Signature

10-20-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY