Karen Johnson Davidson County
Batch# 1073347 DEEDWARR
11/20/2023 09:16:18 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20231120-0090069

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

ADDRESS NEW OWNER:
Nels C. Anderson
3912 Sussex Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Fifth Third Bank, N.A.
5001 Kingsley Drive
Cincinnati, Ohio 45227

MAP 041
GROUP 11 0
PARCEL 041.00

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

Nels C. Anderson, an unmarried man,

hereinafter called the "GRANTEE", his 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. 321 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rogers Investment Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Molly A. Bond, Sole Trustee of Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009, deed dated June 9, 2023 and filed of record July 10, 2023 in Instrument No. 20230710-0052460, 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 Bellshire Estates, of record in Plat Book 2331, Pages 115 and 116, said Register's Office.
3. Metro Nashville Codes Agreement of record, Book 6583, Page 576, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **3912 Sussex 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 **Nels C. Anderson, an unmarried man**, his 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, his 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 17th day of November 2023.

Rogers Investment Properties LLC, a Tennessee Limited Liability Company

By: Justin Rogers, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers, Managing Member** 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, Managing Member** of **Rogers Investment Properties LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing 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 Managing Member.

WITNESS my hand and official seal at office this 17th day of November 2023.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November 2023.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY