Karen Johnson Davidson County
Batch# 1083404 DEEDWARR
12/18/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,179.66
20231218-0097477

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,828.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/07/2026
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 615 Main Street, Suite B25, Nashville, TN 37206

File No.: 23-12-0363-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Isaiah Turner and Marie Sanderson	Isaiah Turner and Marie Sanderson	042 08 0125.00
(NAME) 125 Rainbow Drive	(NAME) 125 Rainbow Drive	
(ADDRESS) Livingston, TX 77399	(ADDRESS) Livingston, TX 77399	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighteen Thousand Eight Hundred Twenty-Eight And No/100 Dollars ($318,828.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROGERS INVESTMENT PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ISAIAH TURNER, SINGLE AND MARIE SANDERSON, SINGLE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, 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, Being Lot Number 7 on the Plan of Heritage View Subdivision, Section One, of Record in Plat Book 6900 at page 772, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus G. Vickers and Terrilyn F. Vickers, by Quitclaim Deed from Robert R. Wood, of record in Instrument No. 20180322-0027051, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018. The said Marcus G. Vickers died on January 11, 2023, leaving Terrilyn F. Vickers as surviving tenant by the entirety.

Further being the same property conveyed to Rogers Investment Properties, LLC by Warranty Deed dated July 24, 2023 from Terrilyn Vickers, of record in Instrument No. 20230731-0058571, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1524 Heritage View Blvd, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 our hands this 15th day of December, 2023.

Rogers Investment Properties, LLC

BY: _____
Justin Rogers
Sole Member

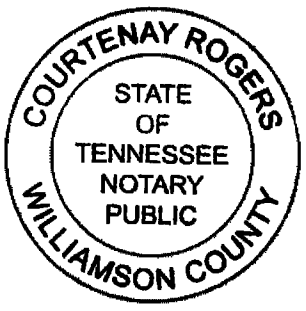
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 president (or other officer authorized to execute the instrument) of Rogers Investment Properties, LLC the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

WITNESS my hand, at office, this 15th day of December, 2023.

Notary Public: _____

My Commission Expires: 10/23/27



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/15/23.

D. Shayne Adair

12/15/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 15 day of Dec., 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026