Karen Johnson Davidson County
Batch# 1090438 DEEDWARR
01/10/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20240110-0002220

WARRANTY DEED

State of Tennessee G#36977-8
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00.**

Affiant

Subscribed and sworn to before me, this the 9TH day of JANUARY, 2024.

Notary Public

My commission expires: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Katherine A. Seymour and Todd W. Lawrence	SYNOVUS BANK	**Map 104-05-0 Parcel 191-00**
3731 Meadowbrook Ave	800 SHADES CREEK PKWY MS101	
Nashville, TN 37205	BIRMINGHAM, AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Janelle D. Rogers and Jeffrey H. Rogers, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine A. Seymour and Todd W. Lawrence, wife and husband

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, Tennessee, being the northerly 10.0 feet of Lot No. 427 and the southerly part of Lot No. 426 on the Map of Richland Realty Company's Subdivision "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Meadowbrook Avenue at a point 50.0 feet North of the corner of Lot Nos. 427 and 428; thence, with said Avenue, northwardly 52.7 feet; thence, westwardly 162.0 feet to the easterly margin of an alley; thence, with said alley, southwardly 50.0 feet; thence, eastwardly 182.0 fee to the beginning.

BEING the same property conveyed to Janelle D. Rogers and Jeffrey H. Rogers, wife and husband, by Warranty Deed dated June 30, 2016, from Mary Alice Harbison, unmarried, of record in Instrument No. 20160701-0067948, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following: 1) The Plan of record in Book 421, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; and, 2) Taxes for the current year which have been prorated and were paid by the Grantor and the Grantees herein assume any subsequent years not yet due and payable.

This is improved (__X__) unimproved (____) property, known as: **3731 Meadowbrook Ave, Nashville, TN 37205.**

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 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 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 my/our hand(s) this 28 day of December, 2023.

Janelle D. Rogers

Janelle D. Rogers

Jeffrey H. Rogers

Jeffrey H. Rogers

STATE OF South Dakota)
COUNTY OF Lawrence)

Personally appeared before me, a Notary Public of said County and State, **Janelle D. Rogers and Jeffrey H. Rogers,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Spearfish (City) South Dakota (state), this 28th day of December, 2023.

Notary Public

SEAL DEBBIE MONROE NOTARY PUBLIC State of South Dakota SEAL

My Commission Expires: My Commission Expires July 7, 2029

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 9, 2024** (date of document).

Affiant Signature

January 10, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25