Karen Johnson Davidson County
Batch# 1095784 DEEDWARR
01/30/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240130-0006457

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater, is $320,000.00.

Affiant

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

Subscribed and sworn before me this the 29 TH day of January, 2024.

Notary Public
My commission expires: 7-7-25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Velislav Nikolaev Paraskov 411 Hart Avenue Nashville, TN 37206	New Owner	082-08-0 263.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHEREE N. ROGERS A/K/A SHAREE N. ROGERS, UNMARRIED, AND ALEXIS M. ROGERS, UNMARRIED, HEIRS-AT-LAW OF JOHN ROGERS, III, DECEASED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VELISLAV NIKOLAEV PARASKOV, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 21, as shown on the map entitled the Plan of Beasley's Subdivision of the Vaughn Tract, of record in Plan Book 2, page 105, Chancery Court at Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Rogers, III by Warranty Deed from Gregory L. McClerkin dated January 31, 2014 and recorded February 5, 2014 in Instrument No. 20140205-0010378, Register's Office of Davidson County, Tennessee.

John Rogers, III having since died intestate on November 20, 2030, leaving his heirs-at-law, Sheree N. Rogers and Alexis M. Rogers. See also Affidavit of Heirship recorded in Instrument No. 202401300006456 Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 411 Hart Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of January, 2024.

Sheree N. Rogers a/k/a Sharee N. Rogers

Alexis M. Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sheree N. Roger a/k/a Sharee N. Rogers , and Alexis M. Rogers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2024.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 26, 2024** (date of document).

Affiant Signature

January 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th 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