Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 1[illegible]
Nashville, TN [illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1101804 DEEDWARR
02/16/2024 10:40:55 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20240216-0010825

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 24-L-015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peggy J. Rouillier Living Trust dated October 24, 1996		14200019800
(NAME)	(NAME) NEW OWNER	
237 Old Hickory Blvd, Ste 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	New Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Fifty Thousand And No/100 Dollars ($1,050,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEEL FROG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY J. ROUILLIER, TRUSTEE OF THE PEGGY J. ROUILLIER LIVING TRUST DATED OCTOBER 24, 1996,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 Lot No. 1 on the Plan of Bellevue Center, Section Four, as of record in Book 4885, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Steel Frog, LLC, a Tennessee limited liability company by Quitclaim Deed from Carlos Claveria and Renae Claveria, dated September 11, 2007, recorded September 19, 2007 of record in Instrument No. 200709190112043, Register's Office for Davison County, Tennessee.

Previously being the same property conveyed to Carlos Claveria by Warranty Deed from May N. Vance and James C. Vance, her husband, dated May 12, 2006, recorded May 17, 2006 of record in Instrument No. 200605170057721, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 237 Old Hickory Blvd., Nashville, TN 37221
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 15 day of February, 2024.

Steel Frog, LLC

BY: Carlos Claveria
Carlos Claveria
Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared Carlos Claveria with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Steel Frog, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 15 day of February 2024.

Susan Harville
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON