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

Karen Johnson Davidson County
Batch# 1104574 DEEDWARR
02/26/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20240226-0012961

FCS
STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

Actual consideration or value, whichever is greater is $670,000.00.

Affiant

Subscribed and sworn before me this the 22 day of February, 2024.

FELIX CHRISTOPHER SALINAS
Notary ID #132605224
My Commission Expires
August 5, 2024

Notary Public
My commission expires: 8/5/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Rogers 108 Colony Ct. Nashville, TN 37204	Justin Rogers 1312 Stovall Ln Mt. Juliet TN 37122	131-08-0C 006.00

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, CAMERON THEODORE ATKINSON AND ANABEL GRAVES ATKINSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTIN ROGERS, 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 Unit 3-F of Colony Court Condominiums, a Horizontal Property Regime, established by Master Deed of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed of record in Book 6379, page 294, said Register's Office, and being located upon Lot No. 2, on the plan of Colony Court, of record in Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cameron Theodore Atkinson and Anabel Graves Atkinson, husband and wife, by deed dated 08/21/2017, from Philip Ashmore, unmarried, of record in Instrument No. 20170825-0087772, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 108 Colony Ct., Nashville, TN 37204.

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 22 day of February, 2024.

Cameron Theodore Atkinson

Anabel Graves Atkinson

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cameron Theodore Atkinson and Anabel Graves Atkinson, 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 22 day of February, 2024.

My commission expires: 8/5/24

Notary Public

FELIX CHRISTOPHER SALINAS
Notary ID #132605224
My Commission Expires
August 5, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 2/22/24.

Affiant Signature – Joshua A. Terry

2/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27