Karen Johnson
Batch # 1107737
03/06/2024 11:00:38 AM
Fees: $13.00 Taxes: $925.00
Davidson County
DEEDWARR
2 pgs
20240306-0015573

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2024.**

**Notary Public**

**MY COMMISSION EXPIRES:** 9-21-26

**(AFFIX SEAL)**

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**06-NSH24-07268**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Elsa Bengu<br>1306 Cabana Court<br>Nashville, TN 37214 | Churchill Mortgage Corp<br>1749 Mallory Ln Ste 100<br>Brentwood, TN 37027 | 108 03 0 042.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ophalyon Faye Rogers, an unmarried woman and Judy Diane Rogers, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elsa Bengu, an unmarried woman**, hereinafter called the Grantees, their successors 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. 90-A, on the Plan of SECTION FOUR, PATIO VILLA, of record in Plat Book 5200, Page 632, and as amended in Plat Book 6900, Page 538, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ophalyon Faye Rogers and Judy Diane Rogers, by Quitclaim Deed from Ophalyon Faye Rogers, of record in Instrument No. 20130503-0044890, in the Register's Office of Davidson County, Tennessee, dated May 02, 2013 and recorded on May 03, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1306 Cabana Court, Nashville, TN 37214

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 5th day of March, 2024

Ophalyon Faye Rogers by Judy Diane Rogers Attorney in Fact
Ophalyon Faye Rogers By Judy Diane Rogers Attorney in Fact
Power of Attorney recorded in
Instrument No 20240226-0012869
Davidson County Register of Deeds

Judy Diane Rogers
Judy Diane Rogers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judy Diane Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Ophalyon Faye Rogers and that she is authorized by Ophalyon Faye Rogers to execute this instrument on her behalf.

Witness my hand and seal at Hermitage, Tennessee, this 5th day of March, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judy Diane Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 5th day of March, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY