Karen Johnson Davidson County
Batch# 1109336 DEEDWARR
03/08/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240308-0016429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

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

06-NSH24-07339

Address of New Owner:	Send Tax Bills to:	Tax Information:
Judy Diane Rogers 137 Summit Run Place Hermitage, TN 37076	NEW OWNER	086 03 0A 010.00

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, **The Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Judy Diane Rogers, unmarried**, 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:

Being Lot No. 10 on the plan of SUMMIT RUN, PHASE ONE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ophalyon "Faye" Rogers, Judy Diane Rogers and Ronnie Gayle Rogers, Co-Trustees of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013 and amended June 12, 2023, by Quit Claim Deed from Ophalyon "Faye" Rogers, Individually and Ophalyon "Faye" Rogers, Judy Diane Rogers and Ronnie Gayle Rogers, Co-Trustees of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996 amended and restated May 2, 2013 and amended June 12, 2023, Dated March 7th, 2024 and of record in Instrument No. 202403080016428, in the Register's Office of Davidson County, Tennessee.

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: 137 Summit Run Place, Hermitage, TN 37076

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 7th day of March, 2024

The Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023

BY: _____
Ophalyon Faye Rogers
Co-Trustee

BY: _____
Judy Diane Rogers
Co-Trustee

BY: _____
Ronnie Gayle Rogers
Co-Trustee

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 Ophalyon Faye Rogers, Co-Trustee of the The Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023 Trust, 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 7th 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, Co-Trustee of the The Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023 Trust, 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 7th 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 Ronnie Gayle Rogers, Co-Trustee of the The Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at Hermitage, Tennessee, this 7th 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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christin M. Johnston *(custodian's name)*, 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 March 7, 2024 *(date of document)*.

Custodian's Signature 3/8/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024