Karen Johnson Davidson County
Batch# 1116971 DEEDWARR
04/01/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240401-0022415

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF March, 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24030031

Address of New Owner
Mojdeh Nabavi
8121 Lenox Creekside Drive, Unit 9
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
181-02-0A-238.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Davis K. Rogers and Janet P. Rogers, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mojdeh Nabavi, a single woman** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. O-9, of Lenox Creekside, Phase 6, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466, RODCT, and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, RODCT, as amended by Instrument No. 20060606-0066938, RODCT; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Davis K. Rogers and Janet P. Rogers, Husband and Wife, by Warranty Deed from Connor Jeffrey Walkup, unmarried man, dated 02/11/2021 and recorded on 02/12/2021 in Instrument No. 20210212-0020257, Register's Office for Davidson County, Tennessee.

This is property generally located:
8121 Lenox Creekside Drive, Unit 9, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
3. Master Deed of record as Instrument No. 20060306-0025686, and amended as Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, said Register's Office.
4. Rights of others in and to party walls.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Davis K. Rogers and Janet P. Rogers** have caused this instrument to be executed, this the 27 day of March, 2024.

Davis K. Rogers

Janet P. Rogers

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Davis K. Rogers and Janet P. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of March, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/27/24 (date of document).

L. Broner McCoy
Date: 3/27/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 27th day of March, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

