WARRANTY DEED

File #24055

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1124340
04/18/2024 09:42:22 AM
Fees: $13.00 Taxes: $12,950.00

Davidson County
DEEDWARR
2 pgs

20240418-0027676

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3.500.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Roger and Courtney Roger	NEW OWNER	158-03-0-023.00
(NAME)	(NAME)	
2001 Kingsbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Volpar, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Roger and Courtney Roger, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Following described real estate, more particularly bounded and described, to wit:

Being Lot No. 37 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 37 begins at a point on the Westerly margin of Kingsbury Drive, on the dividing line of Lots 37 and 38; thence Westwardly along the dividing line of Lots Nos. 37 and 38, 237 feet to a point; thence Southerly along the dividing line of Lots Nos. 37 and 69, 198 feet to the Northern margin of Gardendale Drive; thence Eastwardly along the Northern margin of Gardendale Drive, 212 feet to the beginning of a curve; thence around said curve, 39.3 feet to a point thence Northerly 173 feet along the Westerly margin of Kingsbury Drive, to the point of beginning.

Being the same property conveyed to Volpar, Inc. a Tennessee corporation by Warranty Deed from Equity Trust Company Custodian FBO Brandon Kirby Jenkins ROTH IRA of record in Instrument No. 20220404-0038451 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 04, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2001 Kingsbury Drive, Nashville, TN 37215

(House Number) (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.

Witness my hand this 17th day of April, 2024.

Volpar, Inc., a Tennessee corporation

BY: _____
John T. Johnston, President

BY: _____
Bonnie B. Johnston, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, John T. Johnston, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Volpar, Inc., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of April, 2024.

My commission expires: 7.20.24 _____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Bonnie B. Johnston, with whom I am personally acquainted (or who proved to me her identity 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 Secretary of Volpar, Inc., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of April, 2024.

My commission expires: 7.20.24 _____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027