WARRANTY DEED

Karen Johnson Davidson County
Batch# 1137391 DEEDWARR
05/20/2024 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $4,421.50
20240520-0037527

File #24-PA-0504-GE

(SEAL)
DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2024

Notary Public
MY COMMISSION EXPIRES: 9-6-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David G. Rogers and Alison J. Rogers	**New Owner**	
(NAME)	(NAME)	**053-12-0-232**
504 Sandy Cove		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

REFRESHCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID G. ROGERS AND ALISON J. ROGERS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Villas of Lakemeade, of record in Plat Book 7900, Page 530, as amended in Plat Book 9961, Page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zachary Liff, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long beach Mortgage Loan Trust 2005-2, of record in Instrument No. 20070423-0047695, in the Register's Office of Davidson County, Tennessee, dated March 19, 2007 and recorded on April 23, 2007. (Consideration: $539,900.00)

Further being the same property conveyed to Liff-Newberry Ventures, by Quitclaim Deed from Zachary Liff, of record in Instrument No. 20070423-0047696, in the Register's Office of Davidson County, Tennessee, dated April 04, 2007 and recorded on April 23, 2007. (Consideration: $0.00)

Further being part of the same property conveyed to Refreshco, LLC, a Tennessee limited liability company, by Quitclaim Deed from Liff-Newberry Ventures, a Tennessee joint venture, of record in Instrument No. 20090122-0005682, in the Register's Office of Davidson County, Tennessee, dated January 16, 2009 and recorded on January 22, 2009. (Consideration: $0.00)

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Taxes and assessments for the year 2024, and subsequent years, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villas of Lakemeade, as recorded in Plat Book 7900, Page(s) 530 and amended in Plat Book 9961, Page 658, said Register's Office.

*Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

*Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

*Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

*Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **504 Sandy Cove, Old Hickory, TN 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th day of May, 2024.

REFRESHCO, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Liff, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before personally appeared Zachary Liff, Sole Member of REFRESHCO, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of REFRESHCO, LLC, the within named bargainor, a Limited Liability Company, and that such Zachary Liff, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office, this 20th day of May, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/20/24

Affiant Signature

5/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY