Karen Johnson
Batch # 1139531
05/24/2024 03:02:28 PM
Fees: $18.00 Taxes: $2,771.30
Davidson County
DEEDWARR
3 pgs
20240524-0039009

749,000.00

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2024.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-223

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Ella Rogers Irrevocable Trust dated February 21, 2024 | New Owner | 131 07 0E 009.00 |
| (NAME)<br>116 Woodward Hills Place | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian Jansen, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jessica Schreiner Rogers, Trustee of the Ella Rogers Irrevocable Trust dated February 21, 2024** (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1923 Randolph Place, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MP-24-1923

Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 23rd day of May, 2024.

**GRANTOR:**

**Brian Jansen**

STATE OF TENNESSEE )

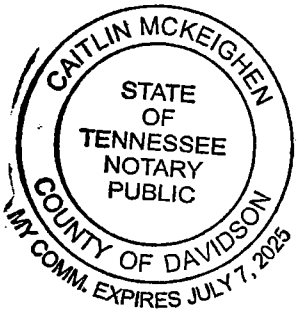
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Brian Jansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of May, 2024.

Notary Public

My Commission Expires: 7-7-25



## EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 5-B, together with the appurtenant interest in the common elements of Evergreen Homeowners' Association, Inc., a Horizontal Property Regime established by Master Deed, of record in Book 6936, Page 936, First Amendment of record as Instrument 20170424-0040042, and recorded as Instrument 20170424-0040045, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of EVERGREEN of record in Plat Book 6250, Page 395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman Hanson Revocable Trust, by Quitclaim Deed from Norman Dale Hanson, of record in Instrument No. 20161103-0116493, in the Register's Office of Davidson County, Tennessee, dated October 27, 2016, and recorded on November 03, 2016.

Being the same property conveyed to Norman Dale Hanson, Trustee of the Norman Dale Hanson Revocable Trust dated October 27, 2016, by Quitclaim Deed from Norman Hanson Revocable Trust, by Norman Dale Hanson, Trustee, of record in Instrument No. 20210615-0080328, in the Register's Office of Davidson County, Tennessee, dated May 07, 2021, and recorded on June 15, 2021.

Being the same property conveyed to Brian Jansen, a Married Man, by Warranty Deed from Norman Dale Hanson, Trustee of The Norman Dale Hanson Revocable Trust dated October 27, 2016, of record in Instrument No. 20221222-0132122, in the Register's Office of Davidson County, Tennessee, dated December 21, 2022, and recorded on December 22, 2022.