WARRANTY DEED

Karen Johnson Davidson County
Batch # 1140887 DEEDWARR
05/30/2024 10:29:51 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20240530-0040067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: July 7, 27

(AFFIX SEAL)

NAKEDA ROCHELLE KIRBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sell for Cash, LLC	**Same as New Owner**	
(NAME) **1309 Coffeen Avenue STE 1200**	(NAME)	**054-13-0-015.00**
(ADDRESS) **Sheridan, WY 82801**	(ADDRESS)	
(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, **WANDA GAYLE ROGERS AND JASON ROGERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SELL FOR CASH, LLC,** 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, described as follows, to-wit:

Tract No. 1:
Being a part of Lot No. 16, Section 2, Life and Casualty Subdivision of record in Book 843, Page 56, Register's Office of Davisdon County, Tennessee, according to a survey made by Caldwell Engineering & Surveying Company, dated July 7, 1978 as follows:

BEGINNING at an existing concrete monument in the north right-of-way of Lakeshore Drive, with the right-of-way South 70 deg. 02 min. West 14.00 feet to an iron pin; thence leaving the right-of-way North 22 deg. 04 min. West 302.83 feet to an existing concrete monument; thence South 24 deg. 42 min. East 303.67 feet to the point of beginning, containing 0.05 acre, more or less.

Being the same property conveyed to Norman S. Rogers and Mildred Elizabeth Rogers Co-Trustees of the Norman S. Rogers and Mildred E. Rogers Trust, by Quitclaim Deed from Norman S. Rogers and wife, Mildred E. Rogers, dated May 27, 1999 and recorded June 10, 1999 in Book 11522, Page 420, Register's Office of Davidson County, Tennessee.

Tract No. 2:

BEGINNING at a point in the center of Lakeshore Drive (formerly Pitts Avenue); said point being N 64 deg. 54' E 236.3 feet from the northerly margin of Old Hickory Boulevard; thence N 39 deg. 21' W 360.00 feet to a stake; thence S 39 deg. 06' W 50 feet to a stake; thence S 32 deg. 54' E 329.00 feet to the center of Lakeshore Drive; thence N 64 deg 54' E 100 feet along the center of Lakeshore Drive to the point of beginning.

Being the same property conveyed to Norman S. Rogers and Mildred Elizabeth Rogers Co-Trustees of the Norman S. Rogers and Mildred E. Rogers Trust by Quitclaim Deed from Norman S. Rogers and wife, Mildred E. Rogers dated May 27, 1999 and recorded June 10, 1999 in Book 11522, Page 422, Register's Office of Davidson County, Tennessee.

Norman S. Rogers having become deceased on or about May 11, 2001

Mildred E. Rogers having become deceased on or about December 10, 2015.

Being the same property conveyed to Norman Sidney Rogers, married by Norman Sidney Rogers, Trustee of the Norman S. Rogers and Mildred E. Rogers Trust dated May 27, 1999, in Instrument No. 20190718-0070431, dated June 27, 2019 and recorded July 18, 2019, Registers' Office of Davidson County, Tennessee.

PLEASE SEE AFFIDAVITS OF HEIRSHIP
OF RECORD IN INSTRUMENT NOS.
20240530 0040065 AND
20240530 0040066 RODC

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3250 Lakeshore Drive, Old Hickory, Tennessee 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 17th DAY OF MAY, 2024.

Wanda Gayle Rogers

Wanda Gayle Rogers

Jason Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA GAYLE ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2024.

Notary Public
My Commission Expires:
(SEAL)

NAKEDA ROCHELLE KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2024.

Notary Public
My Commission Expires:
(SEAL)

NAKEDA ROCHELLE KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212