Karen Johnson Davidson County
Batch# 1154106 DEEDWARR
07/03/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20240703-0050359

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $170,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2024.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Easy Home Solutions Inc.	New Owner	162-09-0B 085.00
1211 Harvest Grove Blvd.		
Murfreesboro, TN 37129		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY G. RODGERS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EASY HOME SOLUTIONS INC., A TENNESSEE CORPORATION, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 314, Building No. 5, in a Horizontal Property Regime, as shown on the 4th Revised Site Plan of Hickory Valley Condominiums, Phase 3, of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry G. Rodgers by Warranty Deed dated 09/09/1993, from Marie L. Hixon, unmarried, of record in Book 9260, Page 59, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5600 Country Drive, 314, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of June, 2024.

Larry G. Rodgers

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry G. Rodgers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 6/28/24

Affiant Signature

7/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY