Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-24-2615

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of July, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1160949 DEEDWARR
07/23/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20240723-0055357

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aundra Sparks 720 Roman Drive Nashville, TN 37207	Southwest Funding, LP 13150 Coit Road Ste 100 Dallas, TX 75240	059-06-0-065.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Destinee Rogers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aundra K. Brown a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the Plan of Ewing Valley, Section 2, as of record in Book 4300, Page 184, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 69.5 feet on the southerly side of Roman Drive and extends back between parallel lines 145.8 feet to a dead line.

Being the same property conveyed to Charles M. Armstrong and wife, Barbara J. Armstrong by Warranty Deed from Robert F. Lance and wife, Lyde Ella Lance of record in Book 4745, page 718, Register's Office for Davidson County, Tennessee, dated September 11, 1973 and recorded on September 12, 1973. The said Charles M. Armstrong having died on or about January 5, 2011, vesting Barbara J. Armstrong as surviving tenant. The said Barbara J. Armstrong having died on or about September 19, 2022. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. Case No. 22P2188 and naming Destinee Rogers as sole devisee and Executrix.
Being the same property conveyed to Destinee Rogers a/k/a Destinee Dornell Rogers, Executrix of the Estate of Barbara J. Armstrong by Quitclaim Deed from Harry Spicer, Gwendolyn Beach, Charles Armstrong Jr., Ronald Armstrong, and Sherron Armstrong of record in Book _____, Page_____, Register's Office for Davidson County, Tennessee, dated _____, _____ _____ and recorded 202407230055356.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 720 Roman Drive, Nashville, TN 37207

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 so 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.

The Estate of Barbara J. Armstrong

Destinee Rogers, Executrix

Destinee Rogers, Executrix

Destinee Rogers

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Destinee Rogers, individual and as Executrix of the Estate of Barbara J. Armstrong, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of July, 2024.

JESSICA BERKLAND
TENNESSEE NOTARY PUBLIC
My Comm Exp. 4/19/2027
COUNTY OF RUTHERFORD

Jessica Berkland
NOTARY PUBLIC

My Commission Expires: 4-19-27

Certificate of Authenticity

I, Joshua A. Terry, 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 true and exact copy of the original document executed and authenticated according to law on 7/23/2024.

Affiant Signature – Joshua A. Terry

7/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27