Karen Johnson Davidson County
Batch# 1165792 DEEDWARR
08/02/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240802-0058850

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 349,900.00.

Affiant

Subscribed and Sworn before me this 29th day of July , 2024.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Emory Morrow and Justin Allen 4789 Apollo Drive, Nashville, TN 37013	New Owners	149-05-0-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerry Wayne Rodgers A/K/A Jerry Wayne Rodgers-Hsiao, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emory Morrow and Justin Allen, both unmarried**
"the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Barclay Square, Section 3 of record in Plat Book 4675, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Wayne Rodgers, unmarried, by Warranty Deed from Parviz Sadeghian and wife, Sanaz Saadat of record in Instrument No. 20070524-0062267 Register's Office for Davidson County, Tennessee, dated May 18, 2007, and recorded on May 24, 2007.

Ian M. Rodgers-Hsiao, spouse of Jerry Wayne Rodgers-Hsiao, hereby joins in the execution of this deed to convey any and all marital interest in the above-described property.

This is [X] improved [ ] unimproved property known as 4789 Apollo Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 29th day of July , 2024.

Jerry Wayne Rodgers n/k/a Jerry Wayne Rodgers-Hsaio

Ian M. Rodgers-Hsiao

STATE OF TENNESSEE
COUNTY OF Coffee

On this 29th day of July, 2024, before me personally appeared Jerry Wayne Rodgers n/k/a Jerry Wayne Rodgers-Hsaio and Ian M. Rodgers-Hsiao, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2024.

Notary Signature
My commission expires:
11-21-27

LOREN MANDERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/21/2027
COUNTY OF RUTHERFORD

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 7/29/2024.

Affiant Signature – Joshua A. Terry

8/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27