Karen Johnson Davidson County
Batch# 1183439 DEEDWARR
09/18/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20240918-0072496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$297,000.00~~ 279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/21/2027
(AFFIX SEAL)

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024080138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MICHAEL KING VOGLER AND MICHAEL C. VOGLER	Michael Vogler	
(NAME) 782 Baker Rd	(NAME) 782 Baker Rd	081-06-0-204.00
(ADDRESS) Smyrna TN 37167	(ADDRESS) Smyrna TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-SEVEN THOUSAND AND NO/100 Dollars ($297,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHAKEYAH Y. BLACK, Married, RALPH C. THOMPSON, Married and ZUAY A. THOMPSON,unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KING VOGLER, A MARRIED MAN AND MICHEAL C. VOGLER, A SINGLE MAN, AS JOINT TENENATS WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 21, as shown on the map entitled J. Mat Williams Subdivision of Lot No. 8, Harding Bosley Tract, of record in Book 332, page 54, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of 26th Avenue North at the corener of Lot Nos. 20 and 21; thence with the line between said two lots, westerly 160 feet; thence northerly 60 feet; thence easterly 160 feet to the westerly margin of 26th Avenue North; thence with the same, southerly 60 feet to the beginning,

Being the same property conveyed to ISAAC M. THOMPSON AND WIFE, OZELLA THOMPSON, by deed from JAMES A. WHITE AND WIFE, BEATRICE Y. WHITE, of record in Book 2930, page 541, dated August 17, 1959, said Register's Office.

ISAAC M. THOMPSON AND OZELLA THOMPSON LILLARD, conveyed said property to ALAN THOMPSON, by Quitclaim Deed of record in Book 6215, page 579, dated January 4, 1984, said Register's Office. OZELLA THOMPSON and OZELLA THOMPSON LILLARD are one and the same person.

ALAN THOMPSON conveyed said property to BRENDA THOMPSON, by Quitclaim Deed of record as Instrument No. 20021104-0134981, dated October 21, 2002, said Register's Office.

BRENDA THOMPSON, also known as BRENDA ANNETTE THOMPSON, died intestate on or about June 6, 2024, leaving SHAKEYAH Y. BLACK, RALPH C. THOMPSON, AND ZUAY A. THOMPSON, as her only Heirs-at-Law.For further reference, see Affidavits of Heirship of record as Instrument No. 20240722-0054722 in the Register's Office for Davidson County, Tennessee

This has never been marital property for the Grantors.

unimproved ☐

This is improved ☒ property, known as 2003 26th Ave N, Nashville, TN 37208

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Executed by my hand this 16th Day of September 2024.

Shakeyah Y. Black

Zuay A. Thompson

Ralph C. Thompson

STATE OF Tennessee

County OF Davidson

Before me Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Shakeyah Y. Black and Zuay A. Thompson and Ralph C. Thompson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of September, 2024.

Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, Aimee Cain, 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 September 17, 2024.

Date

Aimee Cain

Affiant Signature

September 17, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of September, 20 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

