WARRANTY DEED

Karen Johnson Davidson County
Batch# 1186153 DEEDWARR
09/25/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240925-0074307

File No. DH-24-7645

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TIERRA STAGGS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Oliveira and Viviana Oliveira	same as new owners	
(NAME) 5172 Roxborough Drive	(NAME)	098-01-0-064.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 5172 Roxborough Drive Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Roger Roll, an unmarried man and Michelle Vejar, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Viviana M. Oliveira and Carlos M. De Oliveira, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 20 on the Plan of Roxborough of record in Plat Book 5200, Page 63, 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 Roger Roll, an unmarried man, by Warranty Deed from Travis Zurcher and Krisha Zurcher, husband and wife of record in Instrument No. 20201105-0129898 Register's Office for Davidson County, Tennessee, dated November 2, 2020 and recorded on November 5, 2020.

Being the same property conveyed to Roger Roll, an unmarried man, and Michelle Vejar, an unmarried woman, as joint tenants with right of survivorship by QuitClaim Deed from Roger Roll, an unmarried man of record in Instrument No. 20201231-0154967 Register's Office for Davidson County, Tennessee, dated November 2, 2020 and recorded on December 31, 2020.

This is improved property more commonly known as 5172 Roxborough Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 20th day of September, 2024.

Roger Roll

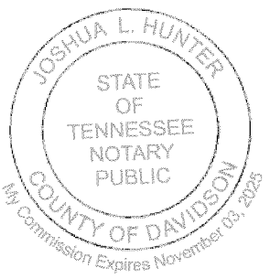
Michelle Vejar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2024, before me personally appeared Roger Roll and Michelle Vejar, 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 20th day of September, 2024.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Susan Morelli, 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 9/12/2024 *(date of document)*.

Susan Morelli 9/24/2024

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 24th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2026

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202409250074307