THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1201248 DEEDWARR 11/05/2024 09:31:30 AM 3 pgs Fees: $18.00 Taxes: $1,850.00 20241105-0085729	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2024 Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Lukas Nathaniel Ham and Tehya Nicole Ham 2832 Gaywinds Court Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 062 11 0 025.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **YOLANDA D. ROGERS AND HUSBAND C. JAY ROGERS,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LUKAS NATHANIEL HAM AND TEHYA NICOLE HAM, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 204 on the Plan of Sutherland Heights, Section 5, of record in Book 2900, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 204 fronts 270.0 feet on the curve in the southerly margin of Gaywinds Court and extends back between lines measures 235.0 feet on the southeasterly side and 199.8 feet on the westerly side to a dead line in the rear on which it measures 62.7 feet.

Being the same property conveyed to Yolanda D. Rogers and husband C. Jay Rogers by Deed dated September 28, 2018 from Yolanda D. Rogers, formerly known as Yolanda D. Dozier, recorded October 9, 2018, in Instrument Number 201810090100042, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2832 Gaywinds Court, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of October, 2024.

Yolanda D. Rogers

Yolanda D. Rogers

C. Jay Rogers

C. Jay Rogers

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yolanda D. Rogers and C. Jay Rogers**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of October 2024.

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 05/05/2025

Notary Public

My Commission Expires: 05/05/2025

Certificate of Authenticity

I, Ryan Lux, 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 **October 31, 2024**.

Date

Affiant Signature

10/31/2024

Date

State of Tennessee

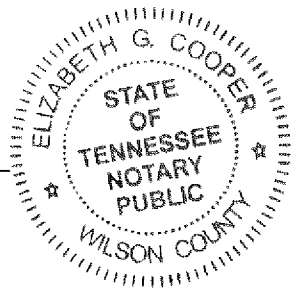
County of Davidson

Sworn to and subscribed before me this **31st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date



Notary's Seal (if on paper)