Karen Johnson Davidson County
Batch# 1203047 DEEDWARR
11/08/2024 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20241108-0087383

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 6/23/25 (AFFIX SEAL)

LIZZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. EM-24-8001

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
Cassandra Coll	New Hire	
(NAME)	(NAME)	072-03-0-186.00
1132 Howard Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Roper Construction, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cassandra Coll, a single woman**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being the westerly half of Lot No. 138, Inglewood Place, as shown on plat of record in Plat Book 332, Page 101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Jimmie Williamson and wife, Bonnie Williamson by Warranty Deed from Gerald W. Rorie and wife, Myra J. Rorie of record in Book 8804, page 419, Register's Office for Davidson County, Tennessee, dated October 27, 1992 and recorded on December 4, 1992.

Being the same property conveyed to Roper Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jennifer W. Young, individually and as Administratrix for the Estate of Jimmie Williamson, Jimmie Wayne Williamson, Jr., Chadrick E. Carter, and Zachery Lee Carter of record in Instrument No. 20230427-0031172 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 27, 2023.

Note: Affidavit of Heirship Recorded Instrument No. 20230427-0031171, recorded on April 27, 2023 and also Scrivener's Affidavit of Deed Preparation Recorded in Instrument No. 20230718-0055068, Recorded on July 18, 2023.

This is property more commonly known as 1132 Howard Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 4th day of November, 2024.

Roper Construction, LLC, a Tennessee
Limited Liability Company

By: _____
Simon Roper, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Simon Roper of the state and county mentioned, personally appeared Simon Roper, Member of Roper Construction, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Roper Construction, LLC, the within named bargainor, a Limited Liability Company, and that such Simon Roper, Member of Roper Construction, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 4th day of November, 2024.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3-3-2024

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 11/4/24.

Date

Affiant Signature

11/4/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4th day of November, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028