Karen Johnson Davidson County
Batch# 1212646 DEEDWARR
12/04/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241204-0094283

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARK GROLL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TN) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00 Affiant Subscribed and sworn to before me, this 26 day of NOV 2024. Notary Public My Commission Expires: 3/9/27

WARRANTY DEED

Address New Owner: Y. D. Rogers and C. J. Rogers 2828 Western Hills Drive Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 062 11 0 011.00

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, **STEVEN DOZIER, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Y. D. ROGERS AND C. J. ROGERS, WIFE AND HUSBAND** (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. 170 on the Plan of Sutherland Heights, Section V, of record in Book 2900, page 1, Register's Office for said County, described as follows:

Beginning in the south margin of Alvinwood Drive at the corner of Lots Nos. 170 and a reserved tract; thence with said drive, east 160 feet to a monument; thence around a curve in a southerly direction, 39.27 feet to a monument in the west margin of Western Hills Drive; thence along said Drive, southerly 129.6 feet to a monument at the southeast corner of the lot; thence west along the rear line of lot, 257.7 feet to the southeast corner of the reserved tract; thence along the line between the reserved tract and Lot No. 170, northerly 217.4 feet to the beginning.

Being the same land conveyed to George C. Dozier and wife, Spicey H. Dozier, from Joe Anderton and wife, Marie Anderton by Warranty Deed dated August 22, 1963 of record in Deed Book 3614, Page 338, in the Register's Office for Davidson County, Tennessee.

Also included in the conveyance

Land in the 3rd Civil District of Davidson County, Tennessee, being an un-recorded reserved parcel of land fronting 183.7 feet on the southerly side of Alvinwood Drive, a designated right-of-way, and extending back 217.4 feet on the easterly side line and 305.1 feet on the westerly side line to a line in the rear measuring 93 feet, on the Plan of Sutherland Heights, Section 5, of record in Book 2900, page 1, Register's Office for said County.

Being the same land conveyed to George C. Dozier and wife, Spicey H. Dozier, from Western Hills Development Company by Deed dated November 30, 1973, of record in Deed Book 4773, Page 79, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George C. Dozier and Spicey D. Dozier, tenants in common under the terms of The George and Spicey Dozier Revocable Living Trust, its successors and assigns by Deed dated October 7, 1999 from George C. Dozier and wife Spicey D. Dozier, recorded October 13, 1999, in Book 11701, Page 931, in the Official Records of Davidson County, Tennessee.

Spicey Dell Dozier died on July 21, 2023, leaving property to successor Co-Trustees Yolanda Rogers F/K/A Yolanda Dozier and Steven Dozier per The George and Spicey Dozier Revocable

Living Trust as shown on Memorandum of Trust recorded on October 13, 1999, in Book 11701, Page 924 Register of Davidson County.

Pursuant to the terms of the Trust, upon the death of Spicey Dell Dozier the George and Spicey Dozier Revocable Trust dissolved, and this real property convey to Steven Dozier and Yolanda Rogers F/K/A Yolanda Dozier, as tenants in common.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **2828 Western Hills Drive, 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 26 day of Nov, 2024.

Steven Dozier
STEVEN DOZIER

STATE OF TN)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 26 day of Nov, 2024.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/4/2024 (date of document).

Affiant Signature

12/4/2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

