Karen Johnson Davidson County
Batch# 1239582 DEEDWARR
02/21/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250221-0012980

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-5104-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2025.

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heather S. Rogers 808 Regimental Drive Hermitage, TN 37076	NEW OWNER	087 10 0A 308.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jeremy Williams, an unmarried man (individually and/or collectively, "Grantor"), transfer and convey unto Heather S. Rogers, a single woman (individually and/or collectively, "Grantee"), 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. 308 on the Plan of Final Plat, THE RESERVE AT AARONS CRESS, A CLUSTER LOT DEVELOPMENT, PHASE 3, of record in Plat at Instrument No. 20200828-0097747, 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 Jeremy Williams, unmarried man, by Quitclaim Deed from Corey French, unmarried man, of record in Instrument No. 20230516-0036575, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023, and recorded on May 16, 2023.

Being the same property conveyed to Jeremy Williams, Unmarried Man, and Corey French, Unmarried Man, by Warranty Deed from Grandview Custom Homes, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220906-0099852, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022, and recorded on September 06, 2022.

This is improved property located at: **808 Regimental Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of February, 2025.

GRANTOR:

Jeremy Williams

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of February, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202502210012980

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 19th 2025

Affiant Signature

02/19/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19th day of February, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY