This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $309,903.00.

Affiant

Subscribed and sworn before me this the 6th day of March, 2025.

Notary Public
My commission expires: 10/3/2026

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Karen Johnson Davidson County
Batch# 1244375 DEEDWARR
03/07/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.64
20250307-0017448

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Miranda Rae Rogers 910 Waggoner Ct. E. Nashville, TN 37214	910 Waggoner Ct E Nashville, TN 37214	108-04-0 165.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT F. ANDREWS, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIRANDA RAE ROGERS, a single woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 121-A of the Zone Lot Division of Section Six Patio Villa of record in Plat Book 6250, pages 570 and 571, amending Plat Book 6250, page 789, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Scott F. Andrews, an unmarried man, by deed dated 05/22/2018, from Matthew L. Freudenthal and wife, Elizabeth A. Freudenthal, of record in Instrument No. 20180523-0049535, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 910 Waggoner Ct. E., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 6th day of March, 2025.

Scott F. Andrews

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott F. Andrews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2025.

My commission expires:
9-7-26

Notary Public



Certificate of Authenticity

I, Katie Harris, 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 3/7/2025.

Date

Affiant Signature

3/7/2025

Date

State of Tennessee

County of Dekalb

Sworn to and subscribed before me this 7 day of March, 20 25.

Notary's Signature

My Commission Expires: 7/8/2028

Notary's Seal (If on paper)

