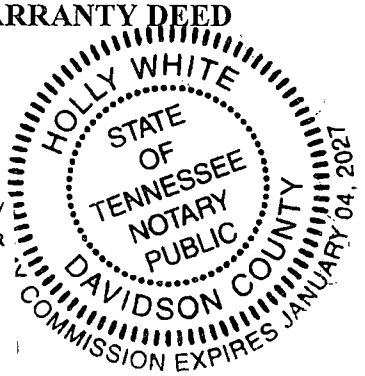
WARRANTY DEED

Karen Johnson
Batch # 1270952
05/09/2025 08:11:50 AM
Fees: $13.00 Taxes: $2,405.00
20250509-0036330

Davidson County
DEEDWARR
2 pgs



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Barr		
(NAME)	(NAME)	104-01-0F-014.00-CO
341 Sylvan Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JESSICA SCHREINER ROGERS, TRUSTEE OF THE JESSICA SCHREINER ROGERS REVOCABLE TRUST, DATED JUNE 13, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHARLES BARR, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 14, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jessica Schreiner Rogers, Trustee of the Jessica Schreiner Rogers Revocable Trust, dated June 13, 2022 by Warranty Deed from Caleb Wiley, a single man, of record in Instrument No. 20220701-0076566 Register's Office for Davidson County, Tennessee, dated June 30, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 341 Sylvan Park Lane, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-520

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 hand this 5 day of MAY, 2025

JESSICA SCHREINER ROGERS REVOCABLE TRUST
DATED JUNE 13, 2022

BY: _____
JESSICA SCHREINER ROGERS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jessica Schreiner Rogers with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Jessica Schreiner Rogers Revocable Trust dated June 13, 2022, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 5th day of May, 2025.

Commission expires: 10/4/27

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

CH2025-520