This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/11/16 15:34 2 pgs
Fees:13.00 Taxes:521.70
20160811-0083820

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of August, 2016, by and between The Estate of Charles Ramon Petty Wilson County Probate Docket No 2014PR159, Amanda Anderson, Kathleen Petty, Dana Jackson, and Dana Jackson, as Conservator for Sterling Petty, Wilson County Probate Docket No 2015PR341, party of the first part, and Liliana Rodriguez-Carreno *and Claribel Rodriguez-~~XXXXXX~~ A MARRIED WOMAN, party of the second part.
*UNMARRIED

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 806 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, said Register's Office for Davidson County, TN.

SAID Lot No. 806 fronts 76.0 feet on the East side of Denise Court and runs back between lines 206.1 feet on the North line and 197.8 feet on the South line, to a broken line in the rear measuring 97.1 feet thereon.

Being all or part of the same property conveyed to Charles R. Petty by virtue of that certain Warranty Deed dated May 9, 2000, at Instrument No. 200005170049477 in the Register's Office of Davidson County, Tennessee. Charles Petty died without a will on October 24, 2013. His remaining heirs ar Dana Jackson, Amanda Anderson, Sterling Petty, and Kathleen Petty as listed in Affidavit of Heriship of record at Instrument No. 20160811-0083819 in said Register's Office, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3700, Page 154 in said Register's Office, Tennessee; 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dana Jackson, Personal Rep

Dana Jackson, Personal Representative of The Estate of Charles Ramon Petty Wilson County Probate Docket No 2014PR159

Amanda Anderson

Amanda Anderson

Kathleen Petty

Dana Jackson

Dana Jackson — conservator

Dana Jackson, as Conservator for Sterling Petty, Wilson County Probate Docket No 2015PR341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, he Dana Jackson, Personal Representative, Amanda Anderson, Kathleen Petty, Dana Jackson, individually, and Dana Jackson, as Conservator for Sterling Petty, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Liliana Rodriguez-Carreno and Claribel Rodriguez-~~Martinez~~

1506 Denise Ct, Antioch, TN 37013

Tax Parcel No 14807007700

Property Address: 1506 Denise Ct.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $141,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA DUNNIGAN CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-25-2019