BOX 10-A

REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 233183 **DEEDWARR**
05/22/2019 10:52:33 AM 3 pgs
Fees: $18.00 Taxes: $780.70

20190522-0048438

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $211,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21 DAY OF May, 2019.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: Nov 5, 2019

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Blackacre Development Company, LLC,
465 Henslee Drive, Unit C-1
Dickson, TN 37055
106 13 0 058.00

NEW OWNER:
Blackacre Development Company, LLC
465 Henslee Drive, Unit C-1
Dickson, TN 37055

GENERAL WARRANTY DEED

This indenture is made and entered into this 21st day of May, 2019 between **NICHOLE RODRIGUEZ, a single woman and DEBBIE A. RODRIGUEZ, a married woman**, as joint tenants with rights of survivorship (hereinafter referred to as "GRANTOR") and **BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Being Lot No. 14 on the Map of Glenrose Park, of record in Book 974, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate description of said property.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Nichole Rodriguez, a single woman and Debbie A. Rodriguez, a married woman, as joint tenants with rights of survivorship by Warranty Deed from George Brandt, a married man and Eric Sox, a married man dated May 24, 2016 and recorded May 27, 2016 as Instrument No. 20160527-0053460, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 106 13 0 058.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2141 Rosemary Lane, Nashville, TN 37210.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

NICHOLE RODRIGUEZ

DEBBIE A. RODRIGUEZ
BY: NICHOLE RODRIGUEZ, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared NICHOLE RODRIGUEZ, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 21 day of May, 2019.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

On this 21 day of May, 2019, before me personally appeared Nichole Rodriguez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Debbie A. Rodriguez and acknowledged that she executed the same as the free act and deed of Debbie A. Rodriguez.

Witness my hand and seal this 21 day of May, 2019.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____