WARRANTY DEED



Karen Johnson Davidson County
Batch# 309365 DEEDWARR
10/31/2019 03:47:10 PM 2 pgs
Fees: $13.00 Taxes: $1,251.52

20191031-0112265

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Javier Rodriguez and Nicole Rodriguez	Javier Rodriguez and Nicole Rodriguez	061 08 0 184.00
(NAME)	(NAME)	
1131 Kenwood Dr.	1131 Kenwood Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jonathan Lee Morgan and wife, Felicia Morgan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Javier Rodriguez and Nicole Rodriguez, husband and wife**, 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 Lot No. 4, Block "C" on the Map of Section One, Jackson Park, as of record in Plat Book 843, Pages 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jonathan Lee Morgan and Felicia Joyce Stracener as tenant in common with right of survivorship by Warranty Deed from Adam L. Troxler and wife, Rebecca Troxler, dated February 16, 2006 and recorded February 21, 2006, as Instrument No. 20060221-0020073, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jonathan Lee Morgan and wife, Felicia Morgan by Quitclaim Deed from Jonathan Lee Morgan and Felicia Joyce Stracener, now known as Felicia Morgan, dated October 8, 2011 and recorded October 20, 2011, as Instrument No. 20111020-0081591, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1131 Kenwood Dr., Nashville, TN 37216

File Number: GRN-1910818SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
T.F #: M-RM-19-1131

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 our hands this 28th day of October, 2019

Jonathan Lee Morgan

Felicia Morgan

STATE OF TENNESSEE

COUNTY OF Davidson

I, Nathan Tusing, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Jonathan Lee Morgan and wife, Felicia Morgan, whose name is signed to the writing above, bearing date on the28th of October, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of _____.

Given under my hand this the 28th of October, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)



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