Karen Johnson Davidson County
Batch# 378783 DEEDWARR
03/27/2020 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200327-0033492

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $245,000.00 Affiant Subscribed and sworn to before me, this 26th day of March, 2020. Notary Public My commission expires: 5/2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rodrigo Alvarado Dealmonte	**TOWER COMMUNITY MORTGAGE**	**15007021100**
704 Country Lawn Court	**7271 NOLENSVILLE RD**	
Antioch, TN 37013	**NOLENSVILLE TN 37135**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Devin Rooks, Damion Rooks, and Aaron Rooks, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rodrigo Alvarado Dealmonte

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. 188 on the Plan of The Country, Section 5, of record in Book 5200, pages 271 and 272, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron V. Rooks and wife, Marietta J. Rooks, by Warranty Deed from Daniel B. Adkins and wife, Alice J. Adkins, dated March 31, 1989, of record in Book 7807, page 953, as corrected by Quitclaim Deed of record in Instrument No. 20040107-0002660, Register's Office for Davidson County, Tennessee. Aaron V. Rooks, conveyed his interest in subject property to Marietta, J. Rooks, by Quitclaim Deed, dated September 2, 2005, of record in Instrument No. 20050902-0105745, Register's Office for Davidson County, Tennessee. Marietta J. Rooks died intestate on October 5, 2017, leaving Devin Rooks, Damion Rooks, and Aaron Rooks, Jr. as her sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20180222-0016678 and Instrument No. 202003270033491, Register's Office for Davidson County, Tennessee.
This property was not the primary residence or marital property of any of the grantors therefore their spouses do not enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 704 Country Lawn Court, Antioch, TN 37013.

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 in 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.

Devin Rooks Date: 3/26/20

Damion Rooks Date: 3/26/20

Aaron Rooks Jr Date: 3/26/20

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Devin Rooks and Damion Rooks, and Aaron Rooks, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of March, 2020.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12.1.20

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

