# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2020.

Notary Public
COMMISSION EXPIRES: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 389509 DEEDWARR
04/22/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20200422-0042040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Paul L. Childers | | 062-02-0A-326.00-C |
| Evan B. Childers | Movement Mortgage, LLC | |
| (NAME) | (NAME) | |
| 3137 Barksdale Harbor Drive | 8024 Calvia Hall Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Indian Land SC 29707 | |
| (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, I, **David Elias Rodriguez and Stephanie Suzanne Rodriguez, Trustees of the Coats and Shoes Trust, dated May 31, 2019, and any amendments thereto,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul L. Childers, an unmarried man and Evan Childers, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 298 on the Plan of River Trace Estates Phase 2, Section 6 of record in Doc. No 200106050058138, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Elias Rodriguez and Stephanie Suzanne Rodriguez, Trustees of the Coats and Shoes Trust, dated May 31, 2019, and any amendments thereto by Deed dated May 31, 2019 from David Rodriguez and Stephanie Rodriguez, husband and wife, recorded June 10, 2019, in Instrument Number 20190610-0055536, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3137 Barksdale Harbor Drive (House Number) (Street) (P.O. Address) Nashville (City or Town) 37214 (Postal Zip)

File No.: 2295-20
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 14th day of April, 2020.

Coats and Shoes Trust dated May 31, 2019

By: _____, Trustee
David Elias Rodriguez, Trustee

By: _____, Trustee
Stephanie Suzanne Rodriguez, Trustee

State of Tennessee

County of Wilson

On this 14th day of April 2020, before me, a Notary public in and for said County and State, personally appeared David Elias Rodriguez and Stephanie Suzanne Rodriguez, Co-Trustees of the Coats and Shoes Trust dated May 31, 2019, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in his and her capacity as Co-Trustees, and acknowledged that the same is said of the individual(s)'s free act and deed.

WITNESS my hand and seal this 14th day of April, 2020.

_____
S. Nixon Pressley
Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

# True Copy Certification

I, Nick Harris, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY