Karen Johnson Davidson County
Batch# 392159 DEEDWARR
04/27/2020 01:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200427-0043796

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stephanie Suzanne Rodriguez
David Elias Rodriguez
1404 Whitetail Court
Hermitage, TN 37076

SEND TAX BILL TO:
The Tennessee Credit Union
1400 Eight Avenue S
Nashville, TN 37203

MAP/PARCEL 087-02-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason A. Lee and wife, DeAnn M. Lee, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **David Elias Rodriguez and Stephanie Suzanne Rodriguez, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of New Hope Meadows, Phase I of record in Plat Book 6900, Page 653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason A. Lee and wife, DeAnn M. Lee by Warranty deed from Mary E. Gage, an unmarried woman of record in Instrument No. 20050531-0061004 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on May 31, 2005.

This is improved property known as: **1404 Whitetail Court, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 24th day of April, 2020.

WITNESS MY HAND on this the 24th day of April, 2020

Jason A. Lee

DeAnn M. Lee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason A. Lee and DeAnn M. Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of April, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200265

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal) ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020

Notary Signature

My Commission Expires: September 7, 2020