Karen Johnson Davidson County
Batch# 425524 DEEDWARR
06/24/2020 02:34:43 PM 2 pgs
Fees: $13.00 Taxes: $610.13
20200624-0068325

ADDRESS NEW OWNERS and
SEND TAX BILLS:
FRANCISCO SANTELLI

107 Cedarwood Lane
Madison, TN 37115

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
043-02-0A-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOSUE DANIEL RODRIGUEZ and IRENE IVONNE RODRIGUEZ, husband and wife, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to FRANCISCO SANTELLI, an unmarried man, hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, being more particularly described as follows:
> Land in Davidson County, Tennessee, being all of Lot No. 107, on the plan of Cedarwood Courtyard Homes, as shown by Plat appearing of record in Plat Book 5200, Pages 60 and 61, and amended of record in Book 5497, Page 800, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
> Being the same property conveyed to Josue Daniel Rodriguez and Irene Ivonne Rodriguez, by Quitclaim Deed from Jose Rodriguez, dated February 12, 2016, and recorded February 23, 2016, in Instrument No. 20160223-0017091, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 107 Cedarwood Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BMR-20107

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 19th day of June, 2020.

JOSUE DANIEL RODRIGUEZ

IRENE IVONNE RODRIGUEZ

STATE OF TENNESSEE
COUNTY OF SUMNER

J MIRANDA BELOTE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned Notary Public of said county, JOSUE DANIEL RODRIGUEZ and IRENE IVONNE RODRIGUEZ, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $164,900.00.

Megan Paulus
AFFIANT

Subscribed to and sworn before me, this the 19th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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365 WEST MAIN STREET
HENDERSONVILLE, TN
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