Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 442798 DEEDWARR
07/23/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20200723-0081153

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson SM

The actual consideration or value, whichever is greater, for this transfer is $ 313,000.00

Lauren Weber
Affiant

Subscribed and Sworn before me this 22nd day of July, 2020.

Notary Public
My commission expires:
2-23-21

SONDRA MOUNGEY
STATE TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Ser Subba and Sabina Subba 7445 Stecoah Street, Nashville, TN 37013	Same As New Owner	181 03 0A 268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Antonio Rodriguez and wife Martha Reyes-Rodriguez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ser Subba and Sabina Subba husband and wife,** "the Grantee," the following described real estate in Davidson, Tennessee:

Lot 59, Section One of Phase One Addition to Indian Creek RS-10 Subdivision, as shown on plat of record in Instrument No. 20060330-0035946, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Antonio Rodriguez and wife, Martha L. Reyes-Rodriguez, by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation, of record in Instrument No. 20060913-0113676, in the Register's Office of Davidson County, Tennessee, dated September 11, 2006 and recorded on September 13, 2006.

This is improved property known as 7445 Stecoah Street, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of July, 2020

Antonio Rodriguez

Martha Reyes-Rodriguez

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Antonio Rodriguez and Martha Reyes-Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Notary Signature

My commission expires:

JAMI K. AVERWATER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

