Karen Johnson Davidson County
Batch# 640725 DEEDWARR
05/20/2021 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210520-0068741

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Monica Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2021.

Kelly Slagle
Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Garcia Rodriguez	~~NEW OWNER~~ SWBC Mortgage Corp.	095050A06300CO
(NAME) 2104 Farley Place	(NAME) 9311 San Pedro # 100	
(ADDRESS) Nashville, TN 37210	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **James C. Howard, an unmarried man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Juan Garcia Rodriguez, a single man,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 63, of Belle Acres, Section One, of record in Book 5200, Page 144, as amended in Book 5412, Page 771, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 63 fronts 55.0 feet along the westerly margin of Farley Place and extends back 53.41 feet along the southerly line and 85.43 feet along the northerly line to a line in the rear on which it measures 63.64 feet.

Being the same property conveyed to James C. Howard, unmarried by Warranty Deed from Clyde Powers, Jr., unmarried, dated 07/24/1998 and recorded 07/27/1998, of record in Book 11036, Page 385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Quitclaim Deed to the Homeowner's Association of record in Book 5477, Page 449; All matters shown on the plat of record in Plat Book 5200, Page 144, Plat Book 5412, Page 771; Covenants, conditions, easements and restrictions recorded in Book 5408, Page 360, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2104 Farley Place, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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.

Effective the 18th day of May, 2021.

James C. Howard

James C. Howard

STATE of FL

COUNTY of Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James C. Howard,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of May, 2021.

Notary Public

My Commission Expires: 1/27/2025

Notary Public State of Florida
Kristen Marie Benefield
My Commission HH 085760
Expires 01/27/2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024