WARRANTY DEED

Karen Johnson Davidson County
Batch# 647007 DEEDWARR
06/01/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20210601-0073007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___Day May 2021 .

Notary Public

MY COMMISSION EXPIRES: 3/12/25

(AFFIX SEAL)

ERIKA WILKES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Anthony Rodino III	Guaranty Home Mortgage	172-04-0A-121-00
(NAME) 1321 Brentwood Highlands Drive	(NAME) 10 Lea Ave STE 800	Map/Parcel 172-04-0A-121-00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37210	
(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/we **Alina M. Saez, married** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anthony Rodino III, an unmarried person,** hereinafter called the GRANTEE(S), his/her/their 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. 33 on the Plan of First Revision of Final Plat of Phase 3, Highlands of Brentwood, (formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, as revised in Instrument No. 20060222-0020873, 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 Alina M. Saez, a single woman by Warranty Deed dated 05/31/2018 from Chase Cathey and wife Melissa M. Cathey of record in Instrument 201806010052441, Register's Office for Davidson County, Tennessee. Spouse Christopher J. Clark joins to convey any and all interest he may have in said property.

This conveyance subject to all matters as set forth per Plat at Instrument 200109200101749, and Revised Plat at Instrument 200602220020873, Declaration of Easements, Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended of record in Book 11629, Page 90, Restrictions as contained in Warranty Deed of record in Book 11189, Page 612, Easement as contained in Warranty Deed of record in Book 11189, Page 612, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7461, Page 773, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7461, Page 805, Easement of record in Book 11608, Page 467, Charter of record in Book 11595, Page 872, Quitclaim Deed to the Homeowner's Association of record in Book 11629, Page 909, Quitclaim Deed to the Homeowner's Association of record in Instrument 200004070035205, said Register's Office.

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.

unimproved ☐

This is improved ☒ 1321 Brentwood Highlands Drive, Nashville, TN 37211
(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/her/their 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/her/their 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 27 day May 2021.

Alina M. Saez

Christopher J. Clark

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alina M. Saez and Christopher J. Clark, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5-27-2021

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023