This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 668312 DEEDWARR
06/30/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210630-0088671

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $235,000.00

Affiant Signature

Subscribed and Sworn to before me on this the 28th day of June, 2021.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Olivia N Rodriguez
2868 Steamboat Dr., Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Tax ID: 062020A12900CO

WARRANTY DEED

21NT01322

Effective the 28th day of June, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mark Sweany, Cynthia Sweany, Charles Sweany, and Darrin Sweany

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Olivia N Rodriguez and Maynor J. Rodriguez, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 129, River Trace Estates, Phase I, Section II, as shown on plat of record in Plat Book 6900, Pages 158 and 159, 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 Mark Sweany, married, Cynthia Sweany, married, Charles Sweany, not married and Darrin Sweany, not married, by Quitclaim Deed from Linda K. Sweany, not married, dated 11/04/2019 and recorded 12/02/2019 as Instrument No. 20191202-0123771, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2868 Steamboat Dr., Nashville, TN 37214

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. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness my hand this the 28th day of June, 2021

Mark Sweany

Cynthia Sweany

Charles Sweany

Darrin Sweany

State of KANSAS
County of JOHNSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mark Sweany, Cynthia Sweany, Charles Sweany, and Darrin Sweany,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of June, 2021.

Notary Public MARK JACOBS
My commission expires: 10/10/2024

MARK JACOBS
Notary Public, State of Kansas
My Appointment Expires
October 10, 2024

Certificate of Authenticity

I, Shawn Stevens, **do hereby make oath that I am a license attorney and/or 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 Cortney Jacks, **a notary public for this county and state,** Shawn Stevens **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/24

Notary's Seal (If on paper)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024