THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535013** Karen Johnson Davidson County Batch# 669861 DEEDWARR 07/01/2021 03:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,398.60 20210701-0089594	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $378,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2021. Notary Public My Commission Expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

WARRANTY DEED

Address New Owner: Lazaro Rodriguez and Stephanie Rodriguez 536 Frankfort Drive Hermitage TN 37076	Send Tax Bills To: Southern Bank of Tennessee 675 N. Mt. Juliet Road Mt. Juliet, TN 37122	Tax Information: Tax Parcel ID No. 075 04 0 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Wilkins, Jr., Kathleen A. Trisler and Michael E. Wilkins** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lazaro M. Rodriguez and Stephanie L. Rodriguez, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of SECTION FIVE TULIP GROVE, of record in Book 4175, page 71, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to J.R. Wilkins and wife, Ann E. Wilkins, by Deed from Pongsak Prasit and wife, Wilai Prasit, of record in Book 9194, Page 539, in the Register's Office of Davidson County, Tennessee, dated December 17, 1993 and recorded on December 21, 1993.

The said J. R. Wilkins has since died on January 31, 2001, leaving Ann E. Wilkins as surviving tenant by the entirety. The said Ann E. Wilkins has since died on February 21, 2016, leaving James Wilkins (aka James R. Wilkins, Jr.), Kathleen A. Trisler, and Michael E. Wilkins as surviving heirs at law. See Affidavits of Heirship of record filed at Instrument No(s). 20200911-0103666 and 20200911-0103667, in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE TULIP GROVE, as recorded in Plat Book 4175, Page(s) 71.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4349 Page 112 and Book 4367, Page 936.

This is improved property located at 536 Frankfort Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2021.

James R. Wilkins, Jr.

Kathleen A. Trisler

Michael E. Wilkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Wilkins, Jr., Kathleen A. Trisler, and Michael E. Wilkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6|25|21.

Affiant Signature

6|25|21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 25th day of June, 2021.

Notary's Signature

My Commission Expires: 4|22|23
Date

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal