Karen Johnson Davidson County
Batch# 686889 DEEDWARR
07/30/2021 11:23:56 AM 2 pgs
Fees: $13.00 Taxes: $1,171.05
20210730-0102727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-25-22
(AFFIX SEAL)

ELIZABETH C MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0534

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Selvin Vargas Santamaria and Maylin C. Chinchilla Nunez, husband and wife	First Community Mortgage	Map: 149150A27500CO
(NAME) 1644 Bridgecrest Drive	(NAME) 1820 Swarthmore Avenue P.O. Box 2131	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($316,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIEL RODRIGUEZ, AN UNMARRIED MAN AND ERICK A. RODRIGUEZ, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SELVIN VARGAS SANTAMARIA AND MAYLIN C. CHINCHILLA NUNEZ, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 161 on the Plan of Phase 3, Cambridge Forest Final Subdivision Plat, R-15 Residential P.U.D. of record in Plat at Instrument No. 20010628-0068483 and amended in Instrument No. 20020503-0054630, 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 Mariel Rodriguez, an unmarried man and Erick A. Rodriguez, an unmarried man, by deed from Opendoor Property N LLC, of record in Instrument Number 20191031-0111972, dated May 20, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20020503-0054630, amending Instrument No. 20010628-0068483, said Register's Office.

Charter for Homeowner's Association of record in Book 10343, Page 769, said Register's Office.

Storm Water Detention Agreement of record in Book 7632, Page 962 and Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.

Telephone Line Easement of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.

Roadway Easement of record in Plan Book 3, Page 26, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to HOA of record in Instrument No. 20030624-0086953, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20020221-0022797, amended in Instrument No. 20061025-0132073, Instrument No. 20061208-0152145, Instrument No. 20070409-0041417, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, Instrument No. 20130225-0018348, and Instrument No. 20020221-0022798, and amended in Instrument No. 20200211-0015703, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1644 Bridgecrest Drive, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs and 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.

Witness our hands this 28th day of July, 2021.

Mariel Rodriguez

Erick A. Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mariel Rodriguez and Erick A. Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of July, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY