WARRANTY DEED

Karen Johnson Davidson County
Batch# 711281 DEEDWARR
09/08/2021 09:54:11 AM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20210908-0120057

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 12/8/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rico Daniel Rodriguez Sol Rodriguez	PennyMac Loan Services LLC, P.O. Box 6618, Springfield, OH 45501	Tax Map 071-16-0-062.00
(NAME)	(NAME)	
2786 W. Browning	P.O. Box 6618	
(ADDRESS)	(ADDRESS)	
Fresno, CA 93711	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alice Carpenter and husband, Joseph Carpenter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rico Daniel Rodriguez and Sol Rodriguez, both unmarried,** 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, described as follows, Being the Westerly 60 feet of Lot Number 6 on the Plan of Williams and Hays Company's Belle View Subdivision, as shown on survey and plat of same appearing of record in Book 332, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said part of Lot Number 6 fronts 60 feet on the southerly side of Blue Ridge Avenue (formerly Peachtree Street) and runs back between parallel lines with the Easterly margin of Rosedale Avenue, 150 feet to a dead line.

Being the same property conveyed to Alice Carpenter and husband, Joseph Carpenter, by deed dated April 28. 2021, from Alice Carpenter, Joseph Carpenter, and Edward Scott Carpenter, as shown of record as Instrument #20210507-0061705, Register's Office for Davidson County, Tennessee. See also Instrument #20170517-004877, and Instrument #20131003-0103947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record as Instrument #20150330-0027344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 800 Blue Ridge Drive, Nashville, TN 37207
(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 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 my hand this the 30th day of September, 2021.

Alice Carpenter

Joseph Carpenter

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 Alice Carpenter and husband, Joseph Carpenter, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this the 30th day of September, 2021.

My commission expires: 12/18/2022

Notary Public

File No.: 17128

RICKY G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY