Karen Johnson Davidson County
Batch# 715526 DEEDWARR
09/14/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210914-0123203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/17/2024

(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/17/2024

DM-ER-21-189

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yasmany Hernandez Padilla	New owner	
(NAME)	(NAME)	**162 06 0 291.00**
189 Ocala Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **NOVA HOMEBUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YASMANY HERNANDEZ PADILLA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 63, on the Plan of Valley Green, of record in Book 4460, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nova Homebuyers, LLC, by Warranty Deed from Timothy G. Rodgers, married man, of record in Instrument No. 20210622-0084119, in the Register's Office of Davidson County, Tennessee, dated June 18, 2021 and recorded on June 22, 2021.

Being the same property conveyed to Timothy G. Rodgers, an unmarried man, by Warranty Deed from Larry E. Reid and wife, Hilda Ann Reid, of record in Instrument No. 20130103-0000837, in the Register's Office of Davidson County, Tennessee, dated December 28, 2012 and recorded on January 03, 2013.

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

• Property Taxes for 2021, a lien not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Valley Green, as recorded in Plat Book 4460, Page(s) 97.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4622, Page 277.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **189 Ocala Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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/our hand(s) this the 9th DAY OF SEPTEMBER, 2021.

Nova Homebuyers, LLC, a Tennessee Limited Liability Company

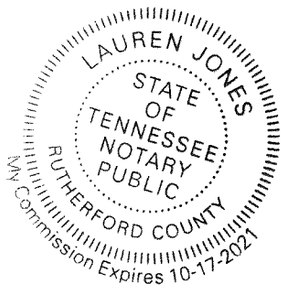
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of NOVA HOMEBUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 9th of September, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Russell J. McCann, 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 September 9, 2021
Date

Affiant Signature

9/10/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of September, 2021.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024