Karen Johnson Davidson County
Batch# 723096 DEEDWARR
09/24/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210924-0128326

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-1976TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2021.

Notary Public
Commission Expiration: 11/14/21

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Giovanni Rodriguez 448 Foothill Dr Nashville, TN 37217	**SAME AS NEW OWNER**	119-03-0-146.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alison Melton, n/k/a Alison Louise Duchon, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Giovanni Rodriguez, a single man,** 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:

Property known as: 448 Foothill Dr., Nashville, TN 37217, County of Davidson

Being Lot Number 76, 6th Civil District, on the Plan of Section 2, Hill-N-Dale, of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alison Melton and Bret Melton by Special Warranty Deed from Brookfield Relocation, Inc., dated 07/22/2015 and recorded 07/24/2015 in Instrument No. 20150724-0072834, Register's Office for Davidson County, Tennessee. The said Alison Melton and Bret Melton have since divorced, Docket No. 20D514, in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, and the said Alison Melton is now known as Alison Louise Duchon.

Being the same property conveyed to Alison Louise Duchon from Bret Hayes Melton by Final Decree of Divorce and Marital Dissolution Agreement, recorded in Instrument #20210917-0125431, in the Register's Office of Davidson County, Tennessee.

Tax Map and Parcel ID: 119-03-0-146.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 448 Foothill Dr, Nashville, TN 37217

LTE File No.: 21-1976TN

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 unemcumbered, 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 31st day of August, 2021.

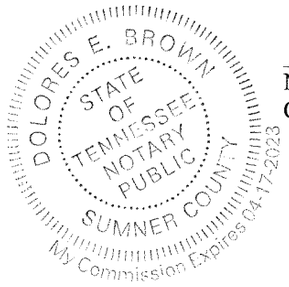
Alison Melton a/k/a Alison Louise Duchon

Alison Melton, n/k/a Alison Louise Duchon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2021, before me personally appeared **Alison Melton, n/k/a Alison Louise Duchon**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of August, 2021.



Notary Public
Commission Expiration: 4/17/2023

Tennessee Certification of Electronic Document

I, Caleb Watts, 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 8/3/21 (date of document).

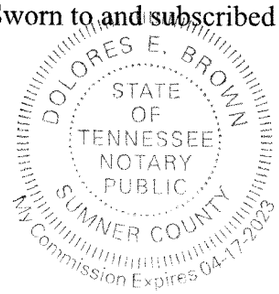
Caleb Watts
Affiant Signature

9/22/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2021



Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL