WARRANTY DEED

Karen Johnson Davidson County
Batch# 729259 DEEDWARR
10/04/2021 10:38:53 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20211004-0132922

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-BM-21-466

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)
Oluwajemiyo Akande	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
466 Flintlock Court	**262 Robert Rose Dr, Suite 200**	**135-16-0B-032.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Murfreesboro, TN 37129**	
(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, **KAYLA M. SHUMATE AND TIMOTHY WILLIAM RODRIGUEZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLUWAJEMIYO AKANDE, A SINGLE PERSON,** 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 Unit No. 32 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11, Horizontal Property Regime Private Element Plat, of record in Plat at Instrument No. 20021120-0143949, 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 Kayla M. Shumate, an unmarried woman by Warranty deed from Dale E. Bilbrey, an unmarried man of record in Instrument No. 20170705-0067147 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 05, 2017.

Kayla M. Shumate having since married. Timothy William Rodriguez joins in the execution of this Warranty Deed to convey any and all martial interest he may have to said property.

Kayla M. Shumate is one and the same as Kayla Marinn Shumate.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4660, Page 157 and amended in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 4860, Pages 72, 74, 75 and 157, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended and supplemented in Book 5469, Page 840 and in Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Woodbridge at Nashboro Village of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodridge at Nashville Village Homeowner's Association of record in Instrument Number 20021106-0136459, in the Register's Office for Davidson County, Tennessee.
- Charter of Woodridge at Nashboro Village of record in Instrument Number 20021106-0136458, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

- Easement(s) for Overhead Lines of record in Book 4821, Page 105 and Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Golf Cart Path of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020820-0100403, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20021120-0144369, in the Register's Office for Davidson County, Tennessee.
- Design Standards of Nashboro Village Tract 11 of record in Instrument Number 20020507-0056331, in the Register's Office for Davidson County, Tennessee.
- Golf Cart Easement of record in Book 10110, Page 857, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180611-0055675, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **466 Flintlock Court, Nashville, Tennessee 37217**.

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 29th DAY OF SEPTEMBER, 2021.

Kayla M. Shumate by Kate Nyquist, Attorney In Fact
Kayla M. Shumate by Kate Nyquist,
Attorney in Fact

Timothy William Rodriguez by Kate Nyquist, Attorney In Fact
Timothy William Rodriguez by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KAYLA M. SHUMATE AND TIMOTHY WILLIAM RODRIGUEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said KAYLA M. SHUMATE AND TIMOTHY WILLIAM RODRIGUEZ.

Witness my hand and official seal, this the 29th of September, 2021.

Brittany Sensabaugh

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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