WARRANTY DEED

Karen Johnson Davidson County
Batch# 758535 DEEDWARR
11/19/2021 01:48:50 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20211119-0154296

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

Y-BMR-21-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Gena D Saldana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Orlando M. Rodriguez and Gena D. Saldana	**New Owner**	
(NAME)	(NAME)	**086-04-0D-001.00-CO**
2004 Raven Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **KERI D. PAXTON AND BRYAN D. PAXTON, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ORLANDO M. RODRIGUEZ AND GENA D. SALDANA, HUSBAND AND WIFE,** 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. 1 on the Plan of Tulip Reserve Subdivision of record in Plat at Instrument No. 20091211-0113296, 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 Keri D. Paxton and Bryan D. Paxton, wife and husband by Warranty deed from George Dunn General Contractor, Inc. of record in Instrument No. 20170206-0012138 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 6, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20091211-0113296, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20100712-0054510, as corrected by Scrivener's Affidavit of record in Instrument No. 20100812-0063715, Register's Office for Davidson County, Tennessee.
- By-Laws of Tulip Reserve Homeowners Association, Inc. of record in Instrument Number 20100712-0054511, as corrected by Scrivener's Affidavit of record in Instrument No. 20100812-0063715, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080118-0005993, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8275, Page 576, 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: **2004 Raven Drive, Hermitage, Tennessee 37076**.

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 15th DAY OF NOVEMBER, 2021.

Keri D. Paxton

Bryan D. Paxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

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