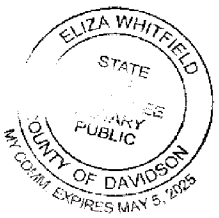
Karen Johnson Davidson County
Batch# 760468 DEEDWARR
11/24/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20211124-0156028

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 12th 15th day of November, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Todd A. Bricker
Ortale Kelley
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35398

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer Barrera Rosario Barrera	SWBC Mortgage LLC	141-15-0B-060.00-CO
6828 River Ridge Drive	9311 San Pedro Ave #100	
Nashville, TN 37221	San Antonio, Tx 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL D. DAVIDSON AND HEATHER DAVIDSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER BARRERA AND ROSARIO BARRERA, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 110, on the Plan of Rolling River Estates, Phase III, of record in Book 5200, Page 81, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jody Sullivan and wife, Heather Sullivan by Warranty deed from Ann C. Worf and husband, Neil Worf of record in Instrument No. 20031009-0150022 Register's Office for Davidson County, Tennessee, dated September 30, 2003 and recorded on October 09, 2003.

Further being the same property conveyed to Heather Sullivan, unmarred by Quitclaim deed from Jody Sullivan, unmarried of record in Instrument No. 20100210-0010518 Register's Office for Davidson County, Tennessee, dated January 13, 2010 and recorded on February 10, 2010, pursuant to Final Divoce Decree of Divorce entered in the cause of Sullivan v. Sullivan, Docket NO. 09D-2052, Fourth Circuit Court of Davidson, County Tennessee.

Further being the same property conveyed to Heather Sullivan, unmarried and Bobbie G. Phillips and husband, Gerald Phillips by Quitclaim deed from Heather Sullivan, unmarried of record in Instrument No. 20100210-0010519 Register's Office for Davidson County, Tennessee, dated February 04, 2010 and recorded on February 10, 2010. The said Gerald Phillips having since died on October 21, 2010.

Further being the same property conveyed to Samuel D. Davidson and Heather Davidson, husband and wfie, by Quitclaim Deed from Bobbie G. Phillips, unmarried and Heather Sullivan, now known as Heather Davidson, dated November 13, 2016,

and recorded November 28, 2016, as Instrument No. 20161128-0124752, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been paid by the Grantor and prorated between the parties, and subsequent years taxes or special assessments which are not shown as existing liens by the public records.
2. Matters shown on Plan of record in Book 5200, page 81, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950 and amended in Book 4871, page 640, Register's Office.
4. Charter of Rolling River Estates, Inc. of record in Book 4892, page 671, amended in Book 8276, page 552, in said Register's Office.
5. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, in said Register's Office.
6. Conveyance of common areas to Rolling River Estates, Inc. of record in Book 5689, page 652, in said Register's Office.
7. Joint Driveway Agreement of record in Book 5584, page 174, said Register's Office.

This property is also known as improved property located at 6828 River Ridge Drive, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on November 12, 2021.

Samuel D. Davidson

Heather Davidson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 12, 2021, before me personally appeared Samuel D. Davidson and Heather Davidson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and they acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 12, 2021.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

My Commission Expires: 5/5/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL