Warranty Deed

WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 1-14562-RR	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $343,999.00 Affiant Subscribed and sworn to before me, this the 1st day of November, 2021. Notary Public My commission expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sydney H. Rodway, III and Erin L. Rodway	Mortgage Investors Group	071-04-0-062.00
2600 Jones Avenue	8320 East Walker Springs Lane	
Nashville, TN 37207	Knoxville, TN, 37923	

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, **BARBARA C. WEISS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYDNEY H. RODWAY, III AND ERIN L. RODWAY, HUSBAND AND WIFE**, 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. 321 on the Plan of Final Plat of Joywod Heights, Section II of record in Plat Book 1130, Page 92, 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 Jerry W. Jones by Warranty deed from Randall Thompson, unmarried and Joel Crowell, married of record in Instrument No. 20050519-0056424 Register's Office for Davidson County, Tennessee, dated May 13, 2005 and recorded on May 19, 2005.

Being the same property conveyed to Barbara C. Weiss, a Married Woman by Warranty deed from Jerry W. Jones, a Married Man of record in Instrument No. 20210429-0057614 Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 29, 2021.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Karen Johnson Davidson County
Batch# 761678 DEEDWARR
11/29/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20211129-0157174

The address of the herein described property is believed to be 2600 Jones Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2021.

Barbara C. Weiss

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

Witness my hand and seal this 1st day of November, 2021.

MARIA D. NELSON
Notary Public - State of Florida
Commission # GG 206442
My Comm. Expires Jul 16, 2022

Notary Public

My Commission Expires: July 16, 2022

Certificate of Authenticity

I, Cassidy Llewallen, do hereby make oath that I am 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 11-1-21.

Affiant Signature

11-3-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

