Karen Johnson Davidson County
Batch# 765803 DEEDWARR
12/02/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20211202-0159618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2021.

DANIEL E. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Rodriguez, Jr.	Gustavo Rodriguez, Jr. (NAME)	043-13-0A
323 Forest Park Rd., Unit 6-6 (ADDRESS)	803 Keith Dr. (ADDRESS)	070.00 CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lavergne, TN 37086 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robin Hood Condominium Association, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gustavo Rodriguez, Jr., hereinafter called the Grantees, their heirs 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 Apartment Unit No. 6-6 of Robin Hood Condominiums, a Horizonatl Property Regime created under Title 66, Section 27-101 et. seq., as amended, Tennessee Code Annotated and established by a Master Deed of Record in Book 5388, Page 523, Register's Office for Davidson County, Tennessee, together wtih the undivided percentage interest in common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to Exhibit "A-1" as shown on the Plat of Robin Hood Condominium Apartments, as of record in Plat Book 5200, at Page 124, said Register's Office, for a more complete identification and desription of such Unit.

Being the same property conveyed to Robin Hood Condominium Association, Inc. by Cristi Scott, Clerk and Master, in the case of Robin Hood Condominium Association, Inc. vs. Jerry Farr, Priscilla Templeton, et. al., Case 04-1090-II in the Chancery Court for Davidson County, Tennessee, said Deed being of record as Instrument 20050915-0110831, said Register's Office.

This conveyance is free and clear of, and acts to release, any liens of Grantor upon or against the premises as of the date hereof, but not further or otherwise.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 323 Forest Park Rd., Unit 6-6, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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/our hand(s) this 29th day of November, 2021.

WARRANTY DEED
(Continued)

Elizabeth A. Jeffers, President
Robin Hood Condominium Association, Inc.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Jeffers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). who, being duly sworn, acknowledged herself to be President of Robin Hood Condominium Association, Inc., a corporation, and being authorized so to do, executed the within document for and on behalf of said Corporation by signing her name thereto as such President.

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

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/4/2022

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 29TH day of NOVEMBER, 2021.

Date: 11-29-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 29TH day of NOVEMBER, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY