Prepared by:
Record and Return to
Chapman & [illegible] PLLC.
1620 Westg[illegible] 150
Brentwood, [illegible]

Name and Address of New Owner:
Jordan T. Rodgers
313 Ocala Court South
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16205021500

Karen Johnson Davidson County
Batch# 767344 DEEDWARR
12/03/2021 11:32:36 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20211203-0160613

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maria Elizabeth Quezada and Pedro Alvaro De Leon Raymundo, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jordan T. Rodgers, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 79 on the Plat of Hickory Valley, Section 3, of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maria Elizabeth Quezada, an unmarried woman by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. dated May 14th 2014 and recorded May 16th 2014 record in Instrument No. 20140516-0042102, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 313 Ocala Court South, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2021.

_____ (SEAL)
Maria Elizabeth Quezada

_____ (SEAL)
Pedro Alvaro De Leon Raymundo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2021, before me personally appeared **Maria Elizabeth Quezada and Pedro Alvaro De Leon Raymundo**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2021.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$399,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2021.

_____
Notary Signature
My commission expires:

JEROLYN LYNNETTE SWITZER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 3, 2025