Karen Johnson Davidson County
Batch# 774675 DEEDWARR
12/16/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $940.17
20211216-0166042

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$254,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IDALMIS RODRIGUEZ	New Owner	**043-01-0-042.00**
(NAME) **1109 CIRCLE DRIVE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE BELLATOR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IDALMIS RODRIGUEZ, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20 of Block E on the map of East Lawn, of record in Plat Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Clifton J. Dukes, married, from Household Financial Center, Inc., by deed dated July 7, 2004, of record in Instrument No. 20040709-0082042, said Register's Office. Being further conveyed to The Bellator Group, LLC, from Clifton J. Dukes, by Quitclaim Deeds of record in Instrument No. 20060203-0013707 and Instrument No. 20211208-0162780, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 547, Pages 153-154; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1109 CIRCLE DRIVE, 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 hand this 8 day of December, 2021.

THE BELLATOR GROUP, LLC

X Sallie A Dukes
By: Sallie A. Dukes, Authorized Agent

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sallie A. Dukes, Authorized Agent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of **The Bellator Group, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **The Bellator Group, LLC,** by herself as such Authorized Agent.

Witness my hand and official seal at office this 8th day of December, 2021.

My Commission expires: _____

THOMAS F. SALOMONE
Notary Public - State of Florida
Commission # GG 181354
My Comm. Expires Jan 31, 2022
Bonded through National Notary Assn.

Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/3/2021 (date of document).

Jennifer Russell
Affiant Signature

12/13/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

