WARRANTY DEED

Karen Johnson Davidson County
Batch# 815303 DEEDWARR
03/04/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,491.95
20220304-0024665

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $673,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose A. Rodriguez Vara	New Owner	15004013400
(NAME)	(NAME)	
4125 Philhall Pkwy		
(ADDRESS)	(ADDRESS)	
Antioch, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Edna E. Rhodes, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose A. Rodriguez Vara,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* and Patricia Miranda Ayala, husband & wife

LAND in Davidson County, Tennessee, being Lot No. 632 on the plan of Revised Phase III, Kensington of Priest lake, of record in Plat Book 6900, Page 236, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adrian M. Rhodes and his wife, Edna E. Rhodes, by deed of record in Book 7708 , Page 282 , Register's Office for County, Tennessee. Adrian M. Rhodes having since died.

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

This instrument is executed on behalf of Edna E. Rhodes by Cynthia Leigh Marx as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20220202-0012415, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4125 Philhall Pkwy, Antioch, TN

(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 hands this 9th day of February, 2022.

Edna E. Rhodes by Cynthia Leigh Marx, her attorney in fact

Edna E. Rhodes by Cynthia Leigh Marx, her attorney in fact

STATE OF Illinois

COUNTY OF Cook

On this the 09 day of February, 2022, before me personally appeared Cynthia Leigh Marx, the person who executed the foregoing instrument on behalf of Edna E. Rhodes and who acknowledged that she executed the same as the free act and deed of the said Edna E. Rhodes, through Power of Attorney granted her by the said Edna E. Rhodes.

WITNESS my hand and seal this 09 day of February, 2022.

Lisa B. Torres
Notary Public
Commission Expires: August 22, 2024

LISA B TORRES
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 22, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/9/22 (date of document).

Affiant Signature

2/22/22
Date

State of Tennessee

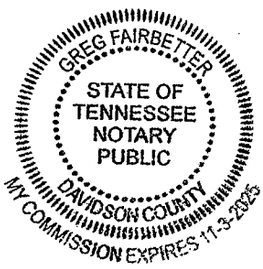
County of Davidson

Sworn to and subscribed before me this 22nd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212