Karen Johnson Davidson County
Batch# 823432 DEEDWARR
03/16/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $458.10
20220316-0030879

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8991

STATE OF TENNESSEE
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,810.00

Gynnath K. Ford / Ruth O Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16 day of February, 2022

Jeannette Cross
Notary Public

Commission Expires: Sept 26, 2022

JEANNETTE CROSS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires Sept. 26, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicandro Rodriguez and Anna Laura Rodriguez 4804 Jason Drive Antioch, TN 37013	Gardner Financial Services LTD dba Legacy Mutual Mortgage 730 Cool Springs Boulevard Ste 100 Franklin, TN 37067	149-05-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gynnath K. Ford and Ruth O. Ford

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicandro Rodriguez and Anna Laura Rodriguez, husband and wife

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:

Land in Davidson County, Tennessee, being Lot 175, Barclay Square, Section 3, as shown on plat of record in Plat Book 4675, Page 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gynnath K. Ford and Ruth O. Ford by Warranty deed from Michael E. Storey, unmarried of record in Instrument No. 20090504-0040161 Register's Office for Davidson County, Tennessee, dated April 20, 2009 and recorded on May 04, 2009. (Value of consideration shown in aforementioned deed $90,600.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 4804 Jason Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4804 Jason Drive, Antioch, TN 37013

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 so 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.

Dated this the 16th day of February, 2022.

Gynnath K. Ford by Rebecca Fortner, POA
Gynnath K. Ford by Rebecca Fortner, Attorney-In-Fact

Ruth O. Ford by Rebecca Fortner, POA
Ruth O. Ford by Rebecca Fortner, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 16 day of February, 2022, before me personally appeared Rebecca Fortner as Attorney In Fact for Gynnath K. Ford and Ruth O. Ford, 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 16 day of February, 2022.

Jeannette Cross
Notary Signature
My commission expires: Sept 26, 2022

JEANNETTE CROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Sept 26 2022

Certificate of Authenticity

I, Joshua A. Terry, 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 2/16/2022.

Affiant Signature

2/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON