Karen Johnson Davidson County
Batch# 832041 DEEDWARR
03/31/2022 07:53:30 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20220331-0037149

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Eleanor W Rhoads
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2022.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13201NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Eleanor N. Rhoads | HomePoint Financial Corp | 136100B04500CO |
| (NAME) | (NAME) | |
| 3532 Seneca Forest Drive | 14255 49th North Bld #1 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37217 | Clearwater FL 33762 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Five Thousand And No/100 Dollars ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARIA DEL ROSARIO VILLASENOR, TRUSTEE OF THE JOMAVI LAND TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELEANOR N. RHOADS, AN UNMARRIED WOMAN,** 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:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being more particularly described as follows: Lot Number 40, Unit Number 40-A, a revision of Lots 21-32, 39, and 40 on Condominium Site Plan of Lots 21-40, Section 5, Priest Lake Forest, of record in Book 6250, Page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose Villasenor by Special Warranty Deed from U.S. Bank National Association, as Trustee for the RMAC Trust, Series 2012-5T, of record in Instrument No. 20130516-0049671, Register's Office for Davidson County, Tennessee. Further conveyed to Maria Del Rosario Villasenor, Trustee of the Jomavi Land Trust by Deed dated December 15, 2017 from Jose Villasenor of record in Instrument Number 20171219-0129345, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3532 Seneca Forest Drive, Nashville, TN 37217
(House No.) (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 successors 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 our hands this 23 day of March, 2022.

Maria del Rosario Villasenor, Trustee of the Jomavi Land Trust

BY: _____
Maria del Rosario Villasenor
Trustee
2022-03-22

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23 day of March, 2022, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication,** Maria del Rosario Villasenor, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: _____
NOTARY PUBLIC

E-signed by Andrew Maloney on March 22, 2022 at 1:39 CDT
ANDREW H. MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 01, 2022
Notarized remotely via audio-video communication

Aug. 01, 2022

I, Andy Maloney, 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 3/23/2022 (date of document).

Affiant Signature
Date 3/23/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 23 day of March, 2022

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202203310037149