Karen Johnson Davidson County
Batch# 832908 DEEDWARR
04/01/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220401-0037717

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Jamieka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MARCH, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-03759

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexondria C. Edler and Carson D. Diddens 121 Rayon Dr. Old Hickory, TN 37138	Alexondria C. Edler and Carson D. Diddens 121 Rayon Dr. Old Hickory, TN 37138	044-09-0-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Alisa Rodriguez, Administratrix of the Estate of John Philip Rodriguez, deceased hereinafter referred to as Grantors,** have bargained and sold, and do hereby transfer and convey to **Alexondria C. Edler, an unmarried woman and Carson D. Diddens, an unmarried man, joint tenants with right of survivorship,** hereinafter called the Grantees, their successors 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 No. 236 on the Map of Rayon City, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee; Lot No. 236 fronts 50 feet on the southeasterly side of Rayon Drive and runs back 149.2 feet of the northeasterly line and 149 feet on the southwesterly line to a 12 foot reserved strip showing 50 feet thereon.

Being the same property conveyed to John Philip Rodriguez, an unmarried man by Warranty Deed from Robert Dejaeger, unmarried of record in Instrument No. 20150914-0093198 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 14, 2015. (Value of consideration shown in aforementioned deed $85,000.00.)

The said John Philip Rodriguez having died intestate on or about March 15, 2021. See Affidavit of Heirship recorded on June 24, 2021 in Instrument No. 20210624-0085779.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 121 Rayon Dr., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22 day of March, 2022

Mary Alisa Rodriguez, Administratrix of the Estate of John Philip Rodriguez, deceased.

STATE OF FLORIDA
COUNTY OF ORANGE

On this 22nd day of March, 2022 , before me personally appeared Mary Alisa Rodriguez, 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 (or person's) free act and deed.

Notary Public:

My Commission Expires: 02/04/2026

Notary Public State of Florida
Hiral R Panchal
My Commission
HH 216454
Exp. 2/4/2026

Certificate of Authenticity

I, Tonya Loftin, 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 **March 22, 2022**.

Date

Tonya Loftin
Affiant Signature

March 25, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)