Karen Johnson Davidson County Batch# 838746 DEEDWARR 04/12/2022 04:01:33 PM 2 pgs Fees: $13.00 Taxes: $1,813.00 20220412-0042467	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $490,000.00 Affiant Subscribed and sworn to before me, this the 4th day of April, 2022. Notary Public My Commission Expires: (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Valerie Kramlinger	SWBC	173-16-0A-236.00 CO and
3509 Chandler Cove Way	9311 San Pedro Ave #100	
Antioch, TN 37013	San Antonio, TX 78216	

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

Francisco Rodriguez and Irma Rodriguez, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Valerie M. Kramlinger And Alec Delphenich, wife and husband

HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 149 on the plan of Hidden Creek, Phase 3, Section 2, of record in Instrument Number 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Francisco Rodriguez and Irma Rodriguez, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 10/27/2006 and recorded 11/3/2006 in Instrument No. 20061103-0136754, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 3509 Chandler Cove Way, 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 Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, her 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CB-12-3509

Witness my/our hand(s) this 4th day of April, 2022.

Francisco Rodriguez

Irma Rodriguez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Francisco Rodriguez and Irma Rodriguez with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 4th of April, 2022.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford