Karen Johnson Davidson County
Batch# 846221 DEEDWARR
04/27/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.37
20220427-0048466

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,100.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF April, 2022.

(Affix Seal) Notary Public

My Commission Expires:

LADINE DANEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

SAMSOUM-H22111

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Samsoum	~~NEW OWNER~~ Pinnacle Bank	150-9-B-14 CO
704 Kaeden Pointe Ct.	150 3rd Ave S. #1000	
Antioch, TN 37013	Nash., TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joel Rodriguez and Dufay Rodriguez, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSEPH SAMSOUM, unmarried man hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 14 on the Plan of First Revision Forest Pointe, Phase 1 of record in Plat Book 9700, page 92, Register Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joel Rodriguez and Ma Del Rocio Rodriquez by Deed of record in Inst # 20080728-0076640, recorded 07/28/2008, Register's Office for Davidson County, Tennessee.

Further conveyed to Joel Rodriquez by Quit Claim deed from Ma Del Rocio Murillo, in Instrument No. 20220427 0048465, recorded on _____, in the Register's Office for Davidson County, Tennessee.

Ma Del Rocio Rodriquez n/k/a Ma Del Rocio Murillo.

Joel Rodriguez now married to Dufay Rodriguez.

( ) unimproved
This is (X) improved property known as 704 Kaeden Pointe Ct., Antioch, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 18th day of April, 2022 :

Joel Rodriguez

Dufay Rodriguez

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Joel Rodriguez and Dufay Rodriguez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, this 18th day of April, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 18, 2022.

J. Carlton Drumwright

April 18, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 18, 2022.

Notary

My Commission Expires: 12/18/22

