WARRANTY DEED

Karen Johnson Davidson County
Batch# 850112 DEEDWARR
05/03/2022 01:38:18 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220503-0051389

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jack Issa and Star Issa	New Owners	053-06-0A-002.00-CO
(NAME)	(NAME)	
1741 Merritt Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220608

For and 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, **Renee Rodriguez, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jack Issa and Star Issa, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 2 on the plan of Waterford, Phase I, of record in Plat Book 6900, page 569, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Fernando Rodriguez and wife, Renee Rodriguez and Harold L. Cook and wife, Matilda Cook by Warranty Deed from Larry Powell, dated October 28, 1993 and filed of record in Book 9140, page 589, Register's Office for Davidson County, Tennessee. Harold L. Cook predeceased the said Matilda Cook having died on or about 07/15/1994, leaving Matilda Cook as the surviving tenant by the entirety of their undivided one-half interest in subject premises. Pursuant to Affidavit of Heirships of record in Instrument 20140523-0044881 and Instrument 20140523-0044882, Register's Office for Davidson County, Tennessee, Matilda Cook (aka Matilda May Cook) died intestate on or about 11/01/2004, survived by her daughter Renee Rodriguez. Fernando Rodriguez is now deceased, having died on or about 06/12/2013, leaving the said Renee Rodriguez, the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7463, page 294; Book 8494, page 216 and Book 8699, page 462, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1741 Merritt Street, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MC Kel-22-1741

Witness my hand this 29th day of April, 2022

Renee Rodriguez

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Renee Rodriguez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of April, 2022.

Notary Public
My Commission Expires: 11/19/25

