RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220440683

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 2022.

Notary Public
My Commission Expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch# 858483 DEEDWARR
05/19/2022 09:49:34 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220519-0057940

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mariah L. Rodriguez 4725 W Longdale Drive Nashville TN 37211	New owner	Tax Parcel ID No. 147-01-0-171.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Allen Ebach and Janine Dee Ebach, as Trustees of the Ebach family trust u/a dtd, December 15,2021.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mariah L. Rodriguez, a single woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, and being Lot No. 220, Resubdivision of Lots 208 and 220, Section I, Caldwell Hall, as of record in Book 3106, Page 27, Register's Office for said County.

Said Lot No. 220 fronts 105 feet on the South side of West Longdale Drive, and runs back 127.53 feet on the East line of 171.4 feet on the West line to a dead line which is a broken line on which is measures 63 feet thereon.

Being the same property conveyed to Justin Allen Ebach, and Janine Dee Ebach, as Trustee of the Ebach Family Trust, U/A Dtd. December 15, 2021 by Quit Claim deed from Janine Ebach and Justin Ebach of record in Instrument No. 20211216-0166294 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 16, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3106, Page 27, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 108, and Book 2929, Page 117 and Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4725 W Longdale Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of May, 2022.

Justin Allen Ebach, and Janine Dee Ebach, as Trustees of The Ebach Family Trust, U/A Dtd. December 15, 2021

BY: _____
Justin Allen Ebach, Trustee

BY: _____
Janine Dee Ebach, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Allen Ebach and Janine Dee Ebach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Ebach Family Trust, U/A dtd December 15, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 18th day of May, 2022. .

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026