THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13385-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 861380 DEEDWARR
05/23/2022 03:37:51 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220523-0059848

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 8-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sloan S. Mankin and Aaron W. Mankin	New Owner	
5649 Cloverland Park Drive		171-04-0B-011.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **David Shawn Rodriguez, an unmarried man**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sloan S. Mankin and Aaron W. Mankin, Wife and Husband**

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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cloverland Park of record in Plat at Instrument No. 20001013-0102079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Shawn Rodriguez, a married man by Warranty deed from Stephanie J. Dixon, an unmarried woman of record in Instrument No. 20170417-0036846 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017.

Being the same property conveyed to David Shawn Rodriguez, an unmarried man by Quitclaim deed from Ana Teresa Rodriguez of record in Instrument No. 20181015-0101749 egister's Office for Davidson County, Tennessee, dated October 02, 2018 and recorded on October 15, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5649 Cloverland Park Drive, Brentwood, TN 37027**

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 we do covenant with the said GRANTEES that we 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 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 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 our hands this the 13TH day of MAY, 2022.

David Shawn Rodriguez

STATE OF So. CAROLINA
COUNTY OF BEAUFORT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Shawn Rodriguez, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13TH day of MAY 2022.

Notary Public
My Commission expires: _____

Marcy L. Hirshman
Notary Public, State of South Carolina
My Commission Expires Feb. 18, 2031

SOUTH CAROLINA NOTARY PUBLIC MARCY L. HIRSHMAN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BMR-22-5649