Karen Johnson Davidson County
Batch# 879571 DEEDWARR
06/28/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220628-0074503

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-16382

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vanessa I. Rodriguez and Damon C. Webb (NAME)	Cardinal Financial Company, Limited Partnership (NAME)	135-8-A-615 CO
307 Glengarry Drive, D4 (STREET ADDRESS)	2055 N. Mount Juliet Road, 100 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Douglas I. Torres and Margarita L. Vides De Torres, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa I. Rodriguez, an unmarried woman and Damon C. Webb, an unmarried man, as tenants in common with right of survivorship,** 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:

Being Unit No. 615 of Nashboro Village Nineteen Condominiums, a condominium or horizontal property regime established by a Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, as shown on the plan of Nashboro Village Nineteen Condominiums of record in Book 5200, Page 80, said Register's Office, together with each and all rights, privileges and appurtenances thereunto belonging, as set for in said Master Deed (and By-Laws which form a part thereof), including, without limitation, such unit's divided interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Douglas I. Torres and Margarita L. Vides De Torres, husband and wife by Deed dated November 21, 2016 from Connie G. Nelson, an unmarried woman, recorded November 21, 2016, in Instrument Number 20161121-0122935, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 615 Longhunter Court, Nashville, TN 37217.

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. Whenever 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 23rd day of June, 2022.

Douglas I. Torres

Margarita L. Vides De Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2022, before me personally appeared Douglas I. Torres and Margarita L. Vides De Torres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2022.

Notary Signature
My commission expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-23-2022 (date of document).

Affiant Signature

6-27-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY