Karen Johnson Davidson County
Batch# 919651 DEEDWARR
09/21/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220921-0105020

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

CRT File No. 220842344

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2022.

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 8/15/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angel D. Rodriguez and Jennifer Laura Rodriguez 1013 Woodbury Falls Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0C-109.00-CO

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, **Wesley A. Nicks, IV and Kristen Nicks, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jennifer Laura Rodriguez and Angel D. Rodriguez, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1013 of Woodbury Townhomes established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I, of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Wesley A. Nicks IV and Kristen Nicks, husband and wife by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company of record in Instrument No. 20190315-0024050 Register's Office for Davidson County, Tennessee, dated March 06, 2019 and recorded on March 15, 2019.

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 Boundary Plat of record as Instrument No. 20050216-0017693 and Site Plan shown as Exhibit E in Instrument No. 20060310-0028278, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, with By-Laws appended thereto, of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that

the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Woodbury Townhomes Homeowners Association, Inc. of record in Instrument No. 20060309-0027744, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20050118-0005578 and Instrument No. 20061023-0130904, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20120810-0071791, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1013 Woodbury Falls Drive Nashville TN 37221

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 16th day of September, 2022.

Wesley A. Nicks, IV

Kristen Nicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley A. Nicks, IV and Kristen Nicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2022.

Notary Public
My Commission Expires:

ABBY SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 9/16/2022.

Affiant Signature

9/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON