Karen Johnson Davidson County
Batch# 925043 DEEDWARR
10/04/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,827.43
20221004-0109417

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $493,900.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2022.

Notary Public
My commission expires:
3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victor Wendell Alexander **Keena Alexander**	New Owner	**041060A00800CO**
1525 Constitution Ave		
Nashville, TN 37207		

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 HEREBY ACKNOWLEDGE, WE,

LaTonya Rodgers, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor Wendell Alexander and Keena Alexander, 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:

Land in Davidson County, Tennessee, being Lot No. 8, on the Final Plat of Liberty Place F.K.A. Bell Grimes Subdivision, of record in Instrument No. 20060606-0066841, as amended by Surveyor's Certificate of Correction in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to LaTonya Rodgers, by Quitclaim Deed from Gary Rodgers, dated July 27, 2021, of record in Instrument No. 20210804-0104630, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1525 Constitution Ave, Nashville, TN 37207.

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 in 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.

_____ Date: 09/28/2022
LaTonya Rodgers

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, a Notary Public of said County and State, LaTonya Rodgers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Produced TN Driver License

Witness my hand, at office, this 28th day of September, 2022.

MARIA CONSUELO
ANICETE AMADOR
Notary Public - State of Florida
Commission # HH 205782
My Comm. Expires Dec 8, 2025
Bonded through National Notary Assn.

Maria Consuelo Anicete Amador
NOTARY PUBLIC Maria Consuelo Anicete Amador

My Commission Expires: 12/08/2025

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/28/22 (date of document).

Regina Sullo
Affiant Signature

10/4/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

