This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19550-TC

Karen Johnson Davidson County
Batch# 952666 DEEDWARR
12/16/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20221216-0130495

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $529,000.00.

Affiant

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of December, 2022.

Notary Public
My Commission Expires: 9-8-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rodriguez Family 2011 Revocable Family Trust, dated April 19, 2011 305 Williams Court Nashville, TN 37209	New Owner	114-08-0A-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Alta Whisnant, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Martin R. Rodriguez and Adys L. Rodriguez, Trustees of the RODRIGUEZ FAMILY 2011 REVOCABLE TRUST DATED APRIL 19, 2011**, hereinafter called the Grantee, 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. 12 on the Plan of Cedar Crest Subdivision Phase I, as of record in Plat Book 6900, page 284, Register's Office for said County.

Being the same property conveyed to Alta Whisnant by Warranty Deed from Susan W. Bigham, unmarried, by Sudle Walker and Neil E. Bigham, Jr., a married man, by Sudle Walker of record as Instrument No. 20010802-0082514 in the Register's Office for Davidson County, Tennessee, dated August 1, 2001 and recorded on August 2, 2001.

This is improved property located at: **305 Williams Court, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2022.

GRANTOR:

Alta Whisnant

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alta Whisnant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

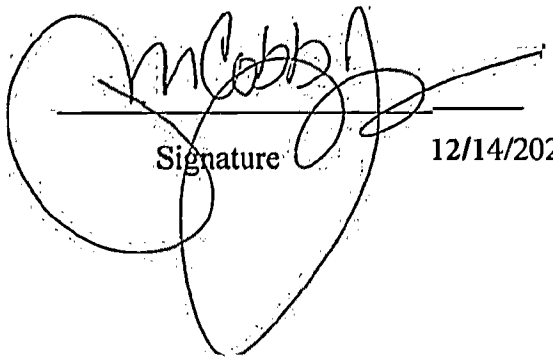
WITNESS my hand and seal at office this 14th day of December, 2022.

Notary Public Robbin L Trice
My Commission expires: 5/26/2027

ROBBIN L TRICE
North Carolina Notary Public
Avery County
Commission Expires May 26, 2027

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on December 14, 2022.



Signature 12/14/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 14th day of December, 2022.



Notary's Signature

My Commission Expires: 9-8-2025

