Karen Johnson Davidson County
Batch# 969701 DEEDWARR
02/13/2023 10:25:09 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20230213-0010252

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Gilberto Rodriguez
Affiant

Subscribed and sworn to before me this 9th day of February, 2023.

Notary Public
My Commission Expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No.: 2023-560

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gilberto Rodriguez and Merced Rodriguez	NEW OWNER	
148 Una Recreation Rd.		135-00-0-286
Nashville, TN 37217		

WARRANTY DEED

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 acknowledged, we

Barbara A. Frontauria, Trustee of The Barbara Frontauria Revocable Living Trust, dated July 24, 2021

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gilberto Rodriguez and Merced Rodriguez, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being a tract of land in the 13th Civil District of Davidson County, being more particularly described as follows, to wit:

Beginning at 1/2 inch rebar with yellow cap marked "HFR" found 0.1 feet above grade marking the southwest corner of the herein described tract, also being the northwest corner of Lot 2 of Una Park of record being Plat Instrument #20060711-0083184 in the Register's Office for Davidson County, Tennessee, also residing in a fence line, also being on the eastern right-of-way line of Una Recreation Road; thence South 82 degrees 48 minutes 57 seconds East along the north line of said Lot 2 and along the fence line a distance of 158.20 feet to a 1/2 inch rebar with yellow cap marked "HFR" found 0.2 feet above grade marking the southeast corner of the herein described tract, also being a western corner of said Lot 2, also being a fence corner; thence North 02 degrees 54 minutes 45 seconds East along the western line of said Lot 2, also being along a fence line a distance of 564.25 feet to a 1 inch iron pipe marking the northeast corner of the herein described tract, point also on the said west line of Lot 2, point also being

the southeast corner of a tract of land conveyed to Darian K. Carroll; thence leaving said west line of Lot 2, North 80 degrees 14 minutes 08 seconds West along the south line of said Carroll tract a distance of 262.11 feet to a 1/2 inch rebar with yellow cap marked "W&A ENG" set at grade said point being on the eastern right-of-way line of Una Recreation Road, point also being the northwest corner of the herein described tract; thence the next 3 (three) courses being along said eastern right-of-way line:

1. point being on a curve to the left having a radius of 240.99 feet, the chord of which bears South 06 degrees 00 minutes 26 seconds East, 90.62 feet; thence southerly along said curve an arc distance of 91.16 feet
2. to a reverse curve to the right having a radius of 1,043.31 feet, the chord of which bears South 15 degree 38 minutes 28 seconds East, 200.45 feet; thence southerly along said curve an arc distance of 200.45 feet
3. to a compound curve continuing to the right having a radius of 847.10 feet, the chord of which bears South 01 degrees 43 minutes 07 seconds East, 305.18 feet; thence southerly along said curve an arc distance of 305.18 feet to the Point of Beginning, containing 108,778.964 square feet or 2.497 acres, more or less. Survey completed by W & A Engineering, 4101 Charlotte Ave., Suite E215, Nashville, TN 37209, February 6, 2023.

Being the same property conveyed to Barbara A. Frontauria, Trustee of The Barbara Frontauria Revocable Living Trust, dated July 24, 2021 by Deed dated July 24, 2021 from Barbara A. Froinauria, widow and surviving spouse of marriage to Eugene G. Frontauria, recorded July 26, 2021, in Instrument Number 202100726-0100240, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 148 Una Recreation Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my/our hands this 9th day of February, 2023.

Barbara A. Frontauria
The Barbara Frontauria Revocable Living Trust, dated July 24, 2021
By: Barbara A. Frontauria, Trustee

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public, Barbara A. Frontauria, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Trustee of The Barbara Frontauria Revocable Living Trust, dated July 20, 2021 the within named bargainor, and that such person as such Trustee being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN this 9th day of February, 2023.

Notary Public at Large

My Commission Expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY