# WARRANTY DEED

Karen Johnson Davidson County
Batch# 971992 DEEDWARR
02/17/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,205.83
20230217-0011813

BS-P-23-1921

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Javier Santa Cruz Blanco Rodriguez** | Northern Mortgage Services, LLC | |
| (NAME) | (NAME) | |
| **1921 Louanne Drive** | 1828 Wilson Ave. SW | **107-05-0-255.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | Grandville, MI 49418 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RHJ CAPITOL CORPORATION, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAVIER SANTA CRUZ BLANCO RODRIGUEZ, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 233 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Pages 29 through 32, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 233 begins at an iron pin on the Westerly margin of Dabbs Avenue on the common boundary of Lots 234 and 233; thence Westerly 123.0 feet along said boundary to an iron pin on the common boundaries of Lots 232, 234, and 233; thence Northerly 81.5 feet to a concrete monument on the Southerly margin of Louanne Drive; thence Easterly along said drive, 98.6 feet to a concrete monument; thence Southerly around a curve 30.7 feet to a concrete monument on the Westerly margin of Dabbs Avenue; thence Southerly along said Avenue 61.5 feet to the point of beginning.

Being the same property conveyed to RHJ Capitol Corporation, a Tennessee Corporation by Warranty Deed from Troy Carter, married and Howard W. Carter and wife, Peggy Carter of record in Instrument No. 20220906-0099632, Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 06, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 29 through 32, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2959, Page 215, Book 2964, Page 1, and Book 3096, Page 485, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1921 Louanne Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF FEBRUARY, 2023.

RHJ Capitol Corporation

BY: _____
Johnnie B. Poole, II
Incorporator

BY: _____
Ricardo D. Hall
Incorporator

BY: _____
Henry J. Rodgers
Incorporator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHNNIE B. POOLE, II, 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 INCORPORATOR of RHJ CAPITOL CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as INCORPORATOR.

Witness my hand and official seal, this the 15th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICARDO D. HALL, 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 INCORPORATOR of RHJ CAPITOL CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as INCORPORATOR.

Witness my hand and official seal, this the 15th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared HENRY J. RODGERS, 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 INCORPORATOR of RHJ CAPITOL CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as INCORPORATOR.

Witness my hand and official seal, this the 15th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 2/15/2023 (date of document).

Affiant Signature

2/17/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of Feb., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

