WARRANTY DEED

Karen Johnson Davidson County
Batch# 981639 DEEDWARR
03/16/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230316-0019181

G-VRES-23-522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

BROOKE SORRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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)
Adrian O. Rodriguez	Wintrust Mortgage	
(NAME) **522 Acklen Park Drive**	(NAME) 9700 W. Higgins Rd., Suite 300	**104-05-0-064.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Rosemont, IL 60018	
(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, **SUSAN NEAL WILLIAMS WILEY AND ZACHARY WILEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIAN O. RODRIGUEZ, SOLE OWNERSHIP,** 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 described as follows, to-wit:

Beginning at a point in the Westerly margin of Pilcher Avenue, at the corner of J.A. Smith property; thence with the Westerly margin of Pilcher Avenue, 69 feet more or less South to a point; thence West on a dead line 100 feet more or less to the N.C. and St. L.R.R.; thence in a Northerly direction and with said R.R. right of way 60 feet more or less to J.A. Smith line; thence in an Easterly direction along J.A. Smith line 100 feet to the point of beginning.

Being the same property conveyed to Susan Neal Williams Wiley and Zachary Wiley, wife and husband, by Warranty deed from Jack S. Jeong, an unmarried man and Lindsey M. Jeong, n/k/a Lindsey A. Morris of record in Instrument No. 20200330-0033826 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 30, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20120917-0083886, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner of record in Instrument Number 20140114-0003778, as affected by Affidavit of record in Instrument Number 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters set forth on the map of record in Book 161, Page 47, Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Subject to all matters on the Map of Hardison & Young's Lots in West End Park, of record in Book 421, Page 190, 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: **522 Acklen Park Drive, Nashville, Tennessee 37205**.

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 MARCH, 2023.

Susan Neal Williams Wiley

Zachary Wiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN NEAL WILLIAMS WILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY WILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 an that this is a true and correct copy of the original document executed and authenticated according to law on March 15, 2023.

John Cobb Rochford

March 15, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on March 15, 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025