RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 984598 DEEDWARR 03/24/2023 03:41:30 PM 3 pgs Fees: $18.00 Taxes: $185.00 20230324-0021755	The actual consideration for this transfer or value of property transferred (whichever is greater) is $50,000.00. Affiant Sworn to and subscribed before me this 24 day of March, 2023. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Juan Rodriguez 508 Lemont Drive Nashville, TN 37216	New Owner(s)	023-052.00

THIS GENERAL WARRANTY DEED is made and effective as of the 24th day of March, 2023 (the "***Effective Date***"), by and between:

DONALD WALL ("***Grantor***"); and

JUAN RODRIGUEZ ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, and being part of the 236 acres tract designated "Reserved for Whites Creek Spring" on the Map of the division of the Eben L. Crocker Estate as of record in Book 161, Page 74, Register's Office for said County and State and further described as follows:

Beginning at an iron pin in the northeasterly margin of Crocker Springs Road at the northwesterly corner of the property conveyed to Herman A. Krantz and wife Anita R. Krantz, from Billy E. Sluder and wife, Pauline Sluder by deed of record in Book 3912, page 607, Register's office for said County and State; thence North 41 degrees 31 minutes East 292 feet; thence North 57 degrees 46 minutes East 280.7 feet thence North 43 degrees 29 minutes West 124.3 feet, thence North 57 degrees 46 minutes East 113.3 feet; thence North 51 degrees 22 minutes West 26.5 feet to a point lying South 57 degrees 46 minutes West 40 feet from an iron pin; thence South 57 degrees 46 minutes West 390 feet to an iron pin; thence South 41 degrees 31 minutes West 292 feet to an iron pin in the northeasterly margin of said road; thence with the northeasterly margin of Crocker Springs Road South 43 degrees 39 minutes East 140 feet to the point of beginning and containing 2 acres more or less.

Being a portion of the same property conveyed to Donald Wall by Quitclaim Deed from Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by and through Patricia E. Wall, Co-Trustee, and Patricia E. Wall, individually, of record in Instrument

No. 20210914-0123131, Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 14, 2021.

This is unimproved property commonly known as 0 Crocker Springs Rd, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2023, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Book 161, Page 74, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Donald Wall

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DONALD WALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of March, 2023.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Patti Robitaille
Notary Public

My Commission Expires: _____

202303240021755

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 24th day of March 2023.

Patti Robitaille

Affiant Signature

Date: 3/24/2023

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 24th day of March, 2023.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY