Karen Johnson Davidson County
Batch# 987273 DEEDWARR
03/31/2023 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20230331-0023512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

DM-BR-23-323-7-6

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)
Vladimir Urbino Rodriguez and Yassel Martinez Elizondo	New Owner	
(NAME)	(NAME)	043 13 0A 086.00
323 Forest Park Road 7-6	323 Forest Park Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(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, **DARNELL CLAY, JR. AND MICHELLE CLAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VLADIMIR URBINO RODRIGUEZ AND YASSEL MARTINEZ ELIZONDO, A MARRIED COUPLE,** 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 a certain Condominium Apartment Unit No. 7-6 of Robin Hood Condominiums, of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darnell Clay, Jr and Michelle Clay, Husband and Wife, by Warranty Deed from Annie F. Vaughn, single, surviving spouse of James R. Vaughn, of record in Instrument No. 20220816-0092825, in the Register's Office of Davidson County, Tennessee, dated August 10, 2022 and recorded on August 16, 2022. (Value or consideration as shown in the aforementioned deed is $110,000.00)

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Robin Hood Condominiums, as recorded in Plat Book 5200, Page(s) 124.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Robin Hood Condominium of record in Book 5388, Page 524, as amended by instrument(s) of record in Book 11399, Page 660; as supplemented recorded in Book 6569, Page 149; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Forest Park Road 7-6, Madison, Tennessee 37115**.

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 23 DAY OF MARCH, 2023.

Darnell Clay, Jr.

Michelle Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARNELL CLAY, JR., 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 23rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE CLAY, 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 23rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

Legal Description
(Exhibit A)

23NT00252 043130A08600CO

Land in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 7-6 of Robin Hood Condominiums, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Darnell Clay, Jr and Michelle Clay, husband and wife by Warranty Deed from Annie F. Vaughn, single, surviving spouse of James R. Vaughn dated 08/10/2022 recorded 08/16/2022 in Book NA, Page NA, as Document Number 20220816-0092825, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to James R. Vaughn and wife, Annie F. Vaughn by Warranty Deed from Donald L. Watts, Sr, unmarried, dated 06/30/1998 recorded 07/07/1998 in Book 11010, Page 249, as Document Number 0459554, Register's Office for Davidson County, Tennessee. The said James R. Vaughn having died on 11/25/2020, leaving Annie F. Vaughn as the surviving joint tenant by the entirety.

This is an improved property commonly known as: 323 Forrest Park Rd, Madison, TN 37115

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3/23/23 (date of document).

Affiant Signature

3/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of March, 23.

(SEAL)

Notary's Signature
My Commission Expires:

