Karen Johnson Davidson County
Batch# 998263 DEEDWARR
05/01/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230501-0032074

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~Davidson~~ Richland

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2023.

Notary Public

My commission expires: 09/30/2030

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
117 Saundersville Rd, Ste 101
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryce Barnes **Mary Elizabeth Barnes**	United Wholesale Mortgage LLC	13311007500
295 Elysian Fields Road	585 South Blvd E	
Nashville, TN 37211	Pontiac, MI 48341	

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, **Lydia Rodriguez, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryce Barnes and Mary Elizabeth Barnes, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 20 on the Plan of Valley View Meadows Section 1, of record in Plat Book 3500, Page 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lydia Rodriguez, unmarried, by Warranty Deed from The Mavis G. Sharpton Revocable Living Trust, dated 8/16/2005 and recorded 8/18/2005 in Instrument No. 20050818-0097939, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 295 Elysian Fields Road, Nashville, TN 37211.

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 in 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 hand(s) this 27th day of April, 2023.

Lydia Rodriguez

LTE File No.: 23-1197TN

KPM

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Richland
KPM

On this 26th day of April, 2023, before me personally appeared **Lydia Rodriguez**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this ~~26th~~ 27th day of April, 2023.

Katherine P. McCart
Notary Public

Commission Expiration: 09/30/2030

KATHERINE PRICE-MCCARTNEY
NOTARY PUBLIC
My Comm. Exp. Sep 30, 2030
STATE OF SOUTH CAROLINA

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or ~~true~~ value, whichever is greater for this transfer is $300,000.00

Affiant

Subscribed and sworn before me this 27th day of April 2023

Notary Public

My commission expires. 3/6/24

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Lydia Rodriguez and Lydia R Rodriguez are one and the same person.

LTE File No.: 23-1197TN

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/27/23 (date of document).

Affiant Signature

5/1/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY