Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of May, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1010458 DEEDWARR
06/02/2023 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,005.40
20230602-0041765

Address of New Owner	Send Tax Bills To:	Map & Parcel
Reinaldo F. Rodriguez 3312 Balfron Drive Nolensville, TN 37135	Ameris Bank, ISAOA-ATIMA 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	187-05-0B-010.00-CO

WARRANTY DEED

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, I/WE,

Elysia Raye Sheldon, Trustee of The Chance Living Trust dated July 18, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reinaldo F. Rodriguez, a single man

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. 10 on the Plan of Revision One, Gene Smith Property of record in Plat at Instrument No. 20170713-0077366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elysia Raye Sheldon, single by Warranty deed from Robert B. Hanks and Audrey Raye Hanks, husband and wife of record in Instrument No. 20190222-0016450 Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 22, 2019. (Value of consideration shown in aforementioned deed $355,000.00.)

Being the same property conveyed to Elysia R. Sheldon, Trustee of the Chance Living Trust dated July 18, 2019 by Quitclaim deed from Elysia Raye Sheldon, single of record in Instrument No. 20190719-0071047 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 19, 2019.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3312 Balfron Drive, Nolensville, TN 37135

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 so 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 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 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.

Dated this the 29 day of May, 2023.

The Chance Living Trust dated July 18, 2019

By: Elysia Raye Sheldon
Elysia Raye Sheldon, Trustee

STATE OF _____
COUNTY OF _____

On this ____ day of May, 2023, before me personally appeared Elysia Raye Sheldon, Trustee of The Chance Living Trust dated July 18, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of May, 2023. see attached california acknowledgment

_____
Notary Signature
My commission expires: MAY 24, 2025

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On 05/29/2023 before me, Christina Valdez, Notary Public
(insert name and title of the officer)

personally appeared Elysia Raye Sheldon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA VALDEZ
Notary Public - California
Sacramento County
Commission # 2358801
My Comm. Expires May 24, 2025

Signature Christina Valdez (Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/2023.

Affiant Signature – Joshua A. Terry

6/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/2/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON