Karen Johnson Davidson County
Batch# 1055505 DEEDWARR
09/29/2023 10 24 12 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20230929-0076543

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845672

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-KW-23-5908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is. $370,000.00.

Taylor Bible
Affiant

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

Notary Public
My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/06/2027
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Bible and Thomas Bible, III 5908 Colchester Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 087 05 0A 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Colleen Rodriguez and Louis Rodriguez, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Bible and Thomas Bible, III, wife and husband** , ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 34 on the Plan of, Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Colleen Rodriguez and Louis Rodriguez, wife and husband, by Quitclaim Deed from Colleen Rodriguez, of record in Instrument No. 20170615-0059976, in the Register's Office of Davidson County, Tennessee, dated May 22, 2017 and recorded on June 15, 2017

Being the same property conveyed to Colleen Rodriguez, by Warranty Deed from Ott S. Sathingam and wife, Pamela L. Sathingam, of record in Instrument No. 20141027-0098758, in the Register's Office of Davidson County, Tennessee, dated October 04, 2014 and recorded on October 27, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, 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 Farmingham Woods, Phase I, as recorded in Plat Book 7900, Page(s) 228.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U.D Boundary Plat Farmingham Woods, as recorded in Plat Book 7900, Page 173.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8238, Page 176, amended in Book 8351, Page 533 and Book 8447, Page 635, supplemented in Book 8423, Page 784, re-recorded in Book 8424, Page 426, supplemented in Book 8702, Page 528, Book 9006, Page 409 and Book 9006, Page 414.

Easement for Sanitary Sewer, recorded in Instrument No. 20020603-0066713.

This is improved property located at 5908 Colchester Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2023.

Colleen Rodriguez

Louis Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colleen Rodriguez and Louis Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2023

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026