Karen Johnson Davidson County
Batch# 1060016 DEEDWARR
10/12/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20231012-0080025

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of October, 2023.

(Affix Seal) Notary Public

My Commission Expires:

WARRANTY DEED

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

2023-08-1160

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Virginia Lucas Rodriguez and Rigoberto Vizarretea Garcia 3422 Mount View Circle Nashville, TN 37013	New Owner	Map/Parcel 164-00-0-211-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eduardo Javier, married, and Santiago DeLaRosa, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Lucas Rodriguez, and Rigoberto Vizarretea Garcia**, hereinafter called the GRANTEES, their heirs 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 Lots Nos. 4 and 5 on the Plan of J. E. Thompson Lots not of record, described together according to a survey by L. B. Petty, surveyor, dated March 17, 1948 as follows:

Beginning at a point in the center of Mt. View Road, said Point being the northeast corner of property conveyed to C. J. Tomberlin and wife, by deed of record in book 4362, page 569, Register's Office for said County; thence running along Tomberline's easterly line southwardly 396 feet to a point, Tomberlin's southeast corner; thence eastwardly 220 feet to a point; thence northwardly 396 feet to a point in the center of Mt. View Road; thence with same, westwardly 220 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Eduardo Javier and Santiago DeLaRosa by Warranty deed from Jamie L. Meek, unmarried, of record in Instrument No. 20230512-0035559, Register's Office for Davidson County, Tennessee, dated May 11, 2023 and recorded on May 12, 2023.

The subject property was never the principal residence of the Grantors or the Grantors spouses.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3422 Mount View Circle, Nashville, TN 37013 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

Effective the _____ day of October, 2023:

Eduardo Javier

Santiago DeLaRosa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of October, 2023, before me personally appeared Eduardo Javier and Santiago DeLaRosa, 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 4th day of October, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-4-23.

Affiant Signature

10-11-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY