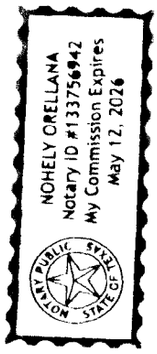
Warranty Deed

Karen Johnson Davidson County Batch# 1061510 DEEDWARR 10/17/2023 01:24:30 PM 3 pgs Fees: $18.00 Taxes: $2,290.30 20231017-0081438	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $619,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2023. Notary Public My commission expires: 5-12-2026



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tito Pineda Rydinsky and Kimberly Michele Rydinsky	Tito Pineda Rydinsky and Kimberly Michele Rydinsky 7117 Silverwood Trl Hermitage, TN 37076	098-02-0A-034.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERICKA DENISE MARSHALL, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TITO PINEDA RYDINSKY AND KIMBERLY MICHELE RYDINSKY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 34 on the Plan of Final Plat Deerfield Pointe of record in Plat at Instrument No. 20170201-0010846, 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 Ericka Denise Marshall, a single woman by Warranty deed from Riverwood Builders Inc., a Corporation of record in Instrument No. 20190418-0035892 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7117 Silverwood Trail, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2023.

Ericka Denise Marshall

Ericka Denise Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

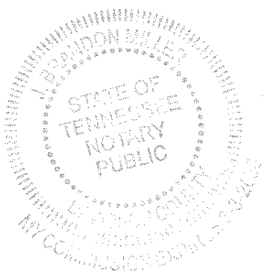
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ericka Denise Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2023.

Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, Shawn Robertson, 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 9.8.23 (date of document).

Shawn Robertson
Affiant Signature

9.12.2023
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 12th day of September, 2023.

Nohely Orellana
Notary's Signature

MY COMMISSION EXPIRES: 5.12.2026

NOTARY'S SEAL

