Karen Johnson Davidson County
Batch# 1143142 DEEDWARR
06/04/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20240604-0041760

Prepared By & Return To:
Tennessee Title Services LLC-Murfree
720A South Church Street
Murfreesboro, TN 37130
M-24-1594

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of June, 2024

Notary Public

Commission Expires: 7/7/2027

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Eschbach 720 Croley Drive Nashville, TN 37209	Steadfast Mortgage 1036 Stearman Dr STE 6 White House, TN 37188	090-08-0G-002.00-CO

38133

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,

Jason Rodriguez, an unmarried man

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

Taylor Eschbach

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 Unit B on the Plan of 722 Croley Drive Town Homes, a Townhouse, Planned Unit Development of record as Exhibit A to Declaration of Covenants, Conditions and Restrictions for Croley Drive, a Townhouse, Planned Unit Development in Instrument No. 20160225-0018079, 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 Jason Rodriguez, a single man, by Warranty Deed from Moore Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160902-0092501 Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on September 02, 2016.

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: 720 Croley Drive, Nashville, TN 37209

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 3rd day of June, 2024.

Jason Rodriguez

STATE OF Tennessee
COUNTY OF Hamilton

On this 3rd day of June, 2024, before me personally appeared Jason Rodriguez, 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 3rd day of June, 2024.

Notary Signature
My commission expires: 8/12/2026

RENASTA BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/12/2026
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/3/24 (date of document).

Affiant Signature

6/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of June, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

