WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176393 DEEDWARR
09/03/2024 01:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20240903-0067692

DM-TAG-24-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires Oct 1, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph V. Waller		
(NAME)	(NAME)	**018-03-0-031.00**
405 Isaac Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAY CODINA AND MARGARET H. CODINA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH V. WALLER, A SINGLE MAN, AS SOLE OWNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee, and bounded and described as follows:

Being Lot No. 79 on the Plan of Connell Estates, Section III, of record in Book 3600, Page 31, Register's Office for Davidson County, to which Plan reference is here made for a more complete and accurate description

Being the same property conveyed to Jay Codina, aka Jay Julio Codina, and Margaret H. Codina, aka Margaret Codina, husband and wife, as tenants by the entireties by Warranty Deed from Aubrey B. Saling, an unmarried person of record in Instrument No. 20200219-0018455 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 19, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3672, Page 251, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **405 Isaac Drive, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th DAY OF AUGUST, 2024.

Jay Codina

Jay Codina

Margaret Codina

Margaret H. Codina

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 29th of August, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 29th of August, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Completion

Powered by BlueNotary

Session ID:	55FFD
Full Session ID:	66c3b1973a2d7d7bf0055ffd
Status:	Completed
Reference Number:	a6d2a876-3af2-4c1e-92a9-9117641f70e8
Notarization Start Time	August, 26th 2024 at 04:22PM Central
Notarization End Time	August, 29th 2024 at 03:22PM Central

List of document(s)

Sr.	Name	Pages	Signs	Size	Hash
1	Codina RON Closing.pdf	46	48	0.99 MB	e80020e8eb9c72451fc64b4675d0f4e4

Participant Details

Name & Details	Event Details	Signature Details
#1 Gabriel Robert Lutz Role: Notary Email: gabriel@rudytitle.com Commission No: 01LU0014861 Commission Expiry: 25 Oct 2027	Sent: 19 Aug 2024 20:56:55 (UTC) Viewed: 28 Aug 2024 21:51:03 (UTC) Signed: 28 Aug 2024 22:00:17 (UTC) IP Address: 2603:7080:3f3d:64a6:5159:aa8b:97df:ff37	 Signature ID: 1724882417628-55FFD
#2 Jay Codina Role: Signer Email: jaycodina@gmail.com	Sent: 19 Aug 2024 20:56:55 (UTC) Viewed: 29 Aug 2024 20:36:53 (UTC) Signed: 29 Aug 2024 20:53:26 (UTC) KBA passed: 29 Aug 2024 20:39:46 (UTC) Photo ID passed: 29 Aug 2024 20:40:48 (UTC) IP Address: 66.249.83.87	 Signature ID: 1724964806176-55FFD

#3 Margaret Codina
Role: Signer
Email: margaretcodina@gmail.com

Sent: 19 Aug 2024 20:56:55 (UTC)
Viewed: 26 Aug 2024 22:22:25 (UTC)
Signed: 29 Aug 2024 20:51:28 (UTC)
KBA passed: 29 Aug 2024 20:30:27 (UTC)
Photo ID passed: 29 Aug 2024 20:35:04 (UTC)
IP Address: 75.176.226.199

Margaret Codina

Signature ID: 1724964688203-55FFD

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **8/29/2024** [DATE].

AFFIANT SIGNATURE

8/29/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **29th** day of **August**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

