WARRANTY DEED

Karen Johnson
Batch # 1185315
09/24/2024 11:04:04 AM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20240924-0073978

G-P-24-5874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

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)
Robert L. Sizemore and Robin C. Sizemore	New Owner	
(NAME)	(NAME)	**028 00 0 124.00**
5874 Higdon Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **WANDA RODRIGUEZ, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT L. SIZEMORE AND ROBIN C. SIZEMORE, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a spike in the centerline of Higdon Road, said spike being 887 feet from the intersection of the centerline of Higdon road with the centerline of Ridge Road; thence, South 11 degrees 17 minutes West 324.25 feet to an iron pin; thence, North 73 degrees 36 minutes 20 seconds West 166.6 feet to an iron pin; thence North 82 degrees 48 minutes 20 seconds West 278.6 feet to an iron pin; thence North 54 degrees 56 minutes West 216 feet to a spike in the centerline of Higdon Road; thence, with the centerline of Higdon Road North 37 degrees 47 minutes 40 seconds East 254.7 feet to a spike; North 55 degrees 19 minutes 40 seconds East 212.2 feet to a spike; South 88 degrees 00 minutes 40 seconds East 94.0 feet to a spike; South 55 degrees 48 minutes 20 seconds East 63.5 feet to a spike; South 45 degrees 44 minutes 50 seconds East 160.55 feet to a spike; South 54 degrees 18 minutes 30 seconds East 104.2 feet to the point of beginning; containing 5.2 acres, more or less.

Being the same property conveyed to Bobbie Edward Trice, single by Warranty Deed from M. R. Chester and wife, Thelma V. Chester of record in Book 6483, page 181, Register's Office for Davidson County, Tennessee, dated January 24, 1985 and recorded on January 29, 1985.

Being the same property conveyed to Bobbie Edward Trice and wife Nellie V. Trice and Roy D. Hubbard with rights of survivorship by Quitclaim Deed from Bobbie Edward Trice of record in Book 11738, page 728, Register's Office for Davidson County, Tennessee, dated November 09, 1999 and recorded on November 10, 1999.

The said Bobbie Edwars Trice having since died on January 12, 2007.
The said Roy D. Hubbard having since died on November, 22, 2010.

Being the same property conveyed to Nellie V. Trice, Wanda Rodriguez, Earlis Gene Sullivan, and James Henry Sullivan, as joint tenants with rights of survivorship by Quitclaim Deed from Nellie V. Trice of record in Instrument No. 20110414-0028841 Register's Office for Davidson County, Tennessee, dated April 07, 2011 and recorded on April 14, 2011.

The said Nellie V. Trice having since died on August 11, 2018.

Being the same property conveyed to Wanda Rodriguez by Quitclaim Deed from Earlis Gene Sullivan and James Henry Sullivan of record in Instrument No. 20190514-0045142 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 14, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Right of Way Higdon Road.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5874 Higdon Road, Joelton, Tennessee 37080**.

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 19th DAY OF SEPTEMBER, 2024.

Wanda Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA RODRIGUEZ, 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 19th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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