WARRANTY DEED

Karen Johnson
Batch # 1194133
10/16/2024 10:52:16 AM
Fees: $13.00 Taxes: $1,193.25

Davidson County
DEEDWARR
2 pgs

20241016-0080166

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 7/15/28
(AFFIX SEAL)

JERI N. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ricardo J. Rodriguez, Jr. and Autumn K Rodriguez	New Owners	48-188
(NAME)	(NAME)	
5118 Drakes Branch Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241766

For and 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, **Spencer Anderson, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ricardo J. Rodriguez, Jr. and Autumn K. Rodriguez, husband and wife,** 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. :

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being a part of Lot No. 9 on the plan of the Subdivision of W. J. Dark Lands of record in minute Book "J", pages 396 and 397, County Court for Davidson County, Tennessee and described according to a survey made by George W. Watkins, Surveyor, April 8, 1959, relating to a 33.5 acre tract and this being a part of the above described tract and according to a survey by James Brewer, September 4, 1973, as follows:

Beginning at an iron pipe in the southwest corner of the Kenneth B. Jones property (Book 2997, page 587, RODCT); thence along a road South 76 degrees east 308 feet to an iron pipe and a 14 inch Elm; thence North 16 degrees 10' West 121 feet; thence North 7 degrees 10' West 131.5 feet to an iron pipe; thence South 89 degrees 2' West 240 feet to an iron pipe; thence South 0 degrees 45' West 36 feet; thence South 76 degrees East 14 feet; thence South 0 degrees 45' West 107 feet; thence North 76 degrees West 14 feet; thence South 0 degrees 45 feet West 20 feet to the point of beginning, containing 1.23 acres.

BEING the same property conveyed to Spencer Anderson by Warranty Deed from PR Enterprise, LLC dated December 11, 2023 and filed of record in Instrument No. 20231212-0095774, Register's Office for Davidson County, Tennessee.

Conveyed with Driveway Easement appearing of record in Deed Book 4830, page 902, Deed Book 4830, page 906 and Deed Book 5056, page 391, Register's Office for said County

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also made subject to the following:

Waterline Easement appearing of record in Instrument No. 20040624-0074994, Register's Office for said County.

Driveway Easement appearing of record in Deed Book 4830, page 902, Deed Book 4830, page 906 and Deed Book 5056, page 391, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5118 Drakes Branch Rd, Nashville, TN 37218

Unimproved ☐

This is improved ☒ property, known as 5118 Drakes Branch Rd, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of October, 2024.

Spencer Anderson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Spencer Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of October, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY