This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1212934 DEEDWARR
12/05/2024 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.13
20241205-0094648

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $374,900

Affiant Signature

Subscribed and sworn to before me on this the 5th Day of Dec, 2024

Marcia Escobar
Notary Public

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 10/25/2027

NAME AND ADDRESS OF PROPERTY OWNER:
Ana M. Rodriguez
4516 Monroe Street,
Hollywood, FL 33021

SEND TAX BILLS TO:
Ana M. Rodriguez
4516 Monroe Street,
Hollywood, FL 33021
MAP AND PARCEL NUMBER: 05211001300

WARRANTY DEED
24NT01276

Effective the 5 Day of December, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Liset Martin, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ana M. Rodriguez, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Madison Heights, Section II, Part IV, of record in Book 2133, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Liset Martin, married from Vickie Kay Howard and husband, Ingram B. Howard, by Warranty Deed dated 08/26/2004 and recorded 09/14/2004 in Instrument No. 20040914-0110782, Register's Office of said County.

This is an improved property commonly known as: 1033 Jasperson Dr, Nashville, TN 37115-4954

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5 day of December, 2024

Liset Martin

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Liset Martin,** the within named bargainer, 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 5 day of December 2024.

Notary Public

My Commission expires: 9/21/26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dagoberto Padilla

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dagoberto Padilla,** the within named bargainer, 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 5 day of December 2024.

Notary Public

My Commission expires: 9/21/26.

Dagoberto Padilla joins in this deed for purposes of conveying martial interest

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Dec. 5, 2024 (date of document).

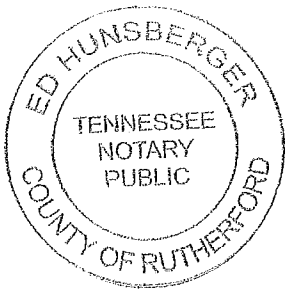
Affiant Signature

12-5-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of December, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26