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# 1220143 DEEDWARR
12/26/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241226-0100001

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature
Subscribed and sworn to before me on this the 23rd Day of Dec. 2024

Notary Public
My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Liset Martin
1033 Jasperson Dr
Madison, TN 37115

SEND TAX BILLS TO:
Liset Martin
1033 Jasperson Dr
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID #: 05211001300

WARRANTY DEED

24NT01424

Effective the 23rd Day of Dec., 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ana M. Rodriguez, a married woman

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Liset Martin, a single woman

Hereinafter called the GRANTEE, 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.

Being the same property conveyed to Ana M. Rodriguez, a married woman from Liset Martin, married, by Warranty Deed dated 12/05/2024 and recorded 12/05/2024 in Instrument No. 20241205-0094648, as corrected by Affidavit of Scrivener's Error in Instrument No. 20241206-0094954, 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 GRANTEE, their heirs and assigns, forever. We do

covenant with said GRANTEE 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 GRANTEE, 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 _____ day of _____, _____

Ana M. Rodriguez 12/23/2024 08:33 AM CST

Ana M. Rodriguez

State of Tn }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Ana M. Rodriguez, the within named bargainers, 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.

Edward P. Hunsberger Sr. 12/23/2024 08:40 AM CST

Notary Public
My commission expires: _____

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 26, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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 12.23.2024 (date of document).

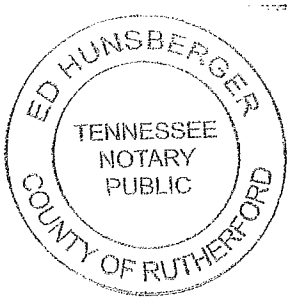
Affiant Signature

12.24.2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th of December, 2024.

(SEAL)



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