Name and Address of New Owner:
Risa Rodriguez, Jesse Rodriguez, and Martha Rodriguez
800 Blue Ridge Drive
Nashville, TN 37207

Send Tax Bills To:
NorthPointe Bank
3333 Deposit Drive NE
Grand Rapids, MI 49546

Karen Johnson Davidson County
Batch# 1220822 DEEDWARR
12/27/2024 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20241227-0100394

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-05-0O-063-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donna S. McCreery, Trustee of The Donna S. McCreery Revocable Living Trust, dated July 1, 1999**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Risa Rodriguez, a single person, and Jesse Rodriguez, and Martha Rodriguez, a married couple, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 304A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438 in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Donna S. McCreery, Trustee of The Donna S. McCreery Revocable Living Trust, dated July 1, 1999 by Warranty Deed dated July 11,

Doc ID: 9666a6794c9546d24832206ecb855c5ac1562df3

2023 from High View Flats, LLC, a Tennessee Limited Liability Company, recorded July 12, 2023 in Instrument No. 20230712-0053451 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of December, 2024.

Donna S. McCreery Revocable Living Trust dated July 1, 1999

By: Donna S. McCreery, Trustee (SEAL)
Donna S. McCreery, Trustee

Commonwealth of Virginia, County of Hanover

GRJ ~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

On this 23rd day of December, 2024, before me personally appeared Donna S. McCreery, Trustee of Donna S. McCreery Revocable Living Trust dated July 1, 1999, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December, 2024.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: 9666a6794c9546d24832206ecb855c5ac1562df3

202412270100394

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donna S. McCreery, Trustee
(Affiant)
Commonwealth of Virginia, County of Hanover
Sworn to and subscribed before me this
23rd day of December, 2024.

Notary Public
My commission expires: 08/31/2026
File No. 2024-7458-TS

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: 9666a6794c9546d24832206ecb855c5ac1562df3

True Copy Certification

I, **Pam Autry,** 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 this the 23 day of December, 2024.

Affiant Signature _____

Date 12/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of December, 2024.

Notary's Signature _____

MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028