

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st OF **FEBRUARY, 2025.**

Notary Public

MY COMMISSION EXPIRES 1/30/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEJANDRO VICENTE & IRMA RODRIGUEZ	New Owner	**060-02-0-240.00**
(NAME) **3059 RICHMOND HILL DRIVE**	(NAME) **1116 Bellshire Drive**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WESTCHESTER PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ALEJANDRO VICENTE AND IRMA RODRIGUEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 168, on the Plan of Parkwood Estates, Section One, of record in Plat Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 168 fronts 80 feet on the west side of Richmond Hill Drive and extends back 145.2 feet on the northerly line and 140 feet on the southerly line to a dead line on which it measures 60.5 feet.

Being the same property conveyed to Colson Services, LLC, a Tennessee Limited Liability Company, from Aubrey Hiam, married, by warranty deed dated April 7, 2011 of record in Instrument No. 20110407-0026932, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Colson Services, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, and Birch Creek Properties, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, from Colson Services, LLC, a Tennessee Limited Liability Company, by quitclaim deed dated August 3, 2011, of record in Instrument No. 20110803-0059820, said Register's Office.

Further, being the same property conveyed to Westchester Partners, GP, from Colson Services, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, and Birch Creek Properties, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, by quitclaim deed dated November 6, 2017 of record in Instrument No. 20171109-0115587, said Register's Office.

Karen Johnson Davidson County
Batch# 1239701 DEEDWARR
02/21/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250221-0013163

This conveyance is subject to matters shown on the Plan of record in Plat Book 2900, pages 119 and 120 and any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (
This is improved(X) property known as **3059 RICHMOND HILL DRIVE, NASHVILLE, TN 37207**
(House Number) (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 we do covenant with the 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, 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 GRANTEES, 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 hand this 21 day of February, 2025.

WESTCHESTER PARTNERS, GP
A Tennessee General Partnership

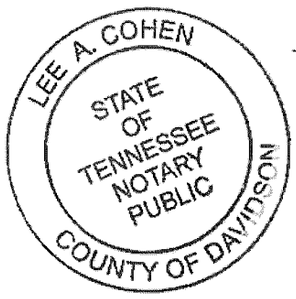
Gregory B Pitts AGT
By: Gregory B. Pitts, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Gregory B. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of **Westchester Partners, GP,** the within-named bargainor, a Tennessee General Partnership, and that he as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Westchester Partners, GP by himself as such Authorized Agent.

Witness my hand and official seal at office, this 21 day of February, 2025.

My commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public

Certificate of Authenticity

I, Christen Rabe, 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 **February 21, 2025**.

Date

Christen Rabe

Affiant Signature

2/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **February**, 20**25**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025