Karen Johnson Davidson County
Batch# 1271834 DEEDWARR
05/12/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20250512-0037207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

B-ELAM-25-04149

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ian Rodriguez	Pinnacle Bank	
(NAME) **4149 Apache Trail**	(NAME) 15025 Ballancroft Pkwy 2nd Floor	**162 03 0 259.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Charlotte NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORGE RIVERO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN RODRIGUEZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Lot 196, HAYWOOD HILLS, SECTION THREE as of record in Plat Book 4460, Page 164 and 165, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jorge Rivero, by Special Warranty Deed from U.S. Bank N.A., as Trustee for The Registered Holders of Master Asset Backed Securities Trust 2003-AM3, Mortgage Pass-Through Certificates, Series 2006-AM3, a corporation organized and existing under the laws of the United States, of record in Instrument No. 20100625-0049735, in the Register's Office of Davidson County, Tennessee, dated June 03, 2010 and recorded on June 25, 2010.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYWOOD HILLS, SECTION THREE, as recorded in Plat Book 4460, Page(s) 164-165.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4691, Page 670.
- Easement recorded in Book 5002, Page 389.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4149 Apache Trail, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF MAY, 2025.

Jorge Rivero

Jorge Rivero

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORGE RIVERO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 8. 2025.

Affiant Signature

12th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028