This Instrument Prepared By:
**Thomas I. Bottorff, Attorney-at-Law**
**Watauga Title and Escrow Co., LLC**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Rock Solid Homes, LLC
4726 Nolensville Pike
Nashville, Tennessee 37211

**SEND TAX BILL TO:**
New Owner

**MORTGAGEE:**
None

Karen Johnson Davidson County
Batch# 1276182 DEEDWARR
05/21/2025 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20250521-0040174

**MAP/PARCEL:**
**147-16-0-173.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amy Ruth Chavez, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Rock Solid Homes, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and 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 No. 35 on the Map of Fairlane Park,** as shown by plat and survey of record in Book 2331, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amy Ruth Chavez, individually, by Trustee's Quitclaim Deed from Amy Ruth Chavez, as Successor Trustee of the Danny Carl Poole Revocable Trust dated October 16, 2019, of record in Instrument #20230613-0044946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **5017 Madeline Drive, Nashville, Tennessee 37211.**

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, its representatives and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

**James A. Chavez**, the husband Amy Ruth Chavez, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS our hands this the **16th** day of **May, 2025**.

**Amy Ruth Chavez**

**James A. Chavez**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Amy Ruth Chavez and James A. Chavez,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2025.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $309,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2025.

NOTARY PUBLIC

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/21/27

**File No. 25048006**

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 5/16/2025 (date of document).

Emma Howard
Affiant Signature

05/16/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL