Name and Address of New Owner:
Jairo M. Rodriguez and Laura Adela Rodriguez Ramirez
4009 Bonnacreek Drive
Hermitage, TN 37076

Send Tax Bills To:
SAME AS ABOVE

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

Map & Parcel No: 075-13-0-221

Karen Johnson Davidson County
Batch# 1278380 DEEDWARR
05/28/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.96
20250528-0041736

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, **Cari Richards and David Richards, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jairo M Yabar Rodriguez and Laura Adela Rodriguez Ramirez, Husband and Wife,** "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:

Land in Davidson County, Tennessee, being Lot No. 1069 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cari Richards and David Richards, wife and husband, by Quitclaim Deed dated March 22, 2017 from Melissa Huber, Rachel Ehrmann, and Daniel Ehrmann, heirs at law of Robert Ehrmann (aka Kenneth Robert Ehrmann, Jr), recorded April 3, 2017 in Instrument No. 20170403-0031938 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 22nd day of May, 2025.

(SEAL)
David Richards

(SEAL)
Cari Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2025, before me personally appeared David Richards and Cari Richards, 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 22nd day of May, 2025.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Signature
My commission expires:

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 $349,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary Public
My commission expires: 5-23-27
File No. 2025-7908-MA

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/22/2025 (date of document).

Affiant Signature

5/28/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 28 day of May, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County