Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1031

Karen Johnson
Batch # 1290762
06/27/2025 10 17 45 AM
Fees $13 00 Taxes $15,355 00

Davidson County
DEEDWARR
2 pgs

20250627-0050768

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin Bramel Walker, Jr., a married man, and Tyler Walker, an unmarried man, as Joint Tenants With Rights of Survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **William D. Rodriguez and Kristy S. Rodriguez, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Tyne Valley Estates, Section 10 of record in Plat Book 3700, Page 136, 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 Edwin Bramel Walker, Jr., a married man, and Tyler Walker, an unmarried man, as Joint Tenants With Rights of Survivorship by Warranty Deed from Les Jones, Trustee of the Russell and Louise Smith Trust Dated June 9, 1994 F/B/O Lyndsay N. Smith NKA Lyndsay Smith Davis, Rachel E. Smith NKA Rachel Smith Watkins, and Nathaniel L. Knowles, Fee Estate and Beverly Smith Pirtle, Life Tenant of record in Instrument No. 20231127-0091481, Register's Office for Davidson County, Tennessee, dated November 22, 2023 and recorded on November 27, 2023. The Grantor's nor the Grantor' spouse or issue have lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1214 Jefferson Davis Drive, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William D. Rodriguez **Kristy S. Rodriguez** **1214 Jefferson Davis Drive** **Brentwood, TN 37027**	**NEW OWNER**	**145-14-0-028.00**

WITNESS THE EXECUTION HEREOF this 24th day of June, 2025.

Tyler Walker

Tyler Walker

State of Tennessee)
County of Davidson)

On this 24th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Walker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Edwin Bramel Walker, Jr. by Tyler Walker, Attorney in Fact

Edwin Bramel Walker, Jr. by Tyler Walker, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 24th day of June, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Tyler Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edwin Bramel Walker, Jr. acknowledged that such person executed the same as the free act and deed of Edwin Bramel Walker, Jr.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Rutherford)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 4,150,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of June, 2025.

Notary Public

My Commission Expires: 6/22/26

VANESSA E. ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY