RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1322653 DEEDWARR 09/16/2025 07:49:30 AM 3 pgs Fees: $18.00 Taxes: $1,147.00 20250916-0073608	The actual consideration for this transfer or value of property transferred (whichever is greater) is $310,000.00. Robert Smith Affiant Sworn to and subscribed before me this 15th day of September, 2025. Patti Robitaille Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Claudio Omar Frausto Rodriguez 201 Weldon Dr Hermitage, TN 37076	New Owner(s)	075-10-0-102.00

THIS GENERAL WARRANTY DEED is made and effective as of the 15th day of September, 2025 (the "***Effective Date***"), by and between:

ROBERT SMITH, A SINGLE MAN ("***Grantor***"); and

CLAUDIO OMAR FRAUSTO RODRIGUEZ, MARRIED MAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (s) 70 and 71, 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 Robert Smith by Warranty Deed from Wayne H. Harvey Jr. and wife Patricia R. Harvey of record in Instrument No. 20100720-0056541 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 20, 2010.

This is improved property commonly known as 201 Weldon Dr, Hermitage, TN 37076.

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Plat Book 3300, Page (s) 70 and 71, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3403, Page 556, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

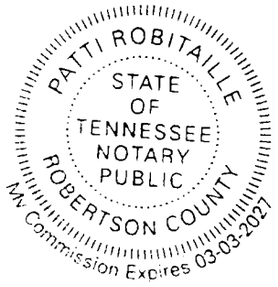
Robert Smith

Robert Smith

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ROBERT SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of September, 2025.



Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 September 15, 2025 (date of document).

Patti Robitaille

Affiant Signature

Date: 09/15/2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 15th day of September, 2025.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY