Karen Johnson Davidson County
Batch# 1343291 DEEDWARR
11/10/2025 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $2,867.50
20251110-0089501

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF November, 2025.

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-29-27

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Louis Head		
(NAME)	(NAME)	071-16-0-062.00
800 Blue Ridge Drive	SAME AS OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICO RODRIGUEZ AND SOL RODRIGUEZ, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL LOUIS HEAD,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described as follows, Being the Westerly 60 feet of Lot No. 6 on the Plan of Williams and Hays Company's Belle View Subdivision, as shown on survey and plat of same appearing of record in Book 332, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said part of Lot Number 6 fronts 60 feet on the southerly side of Blue Ridge Avenue (formerly Peachtree Street) and runs back between parallel lines with the Easterly margin of Rosedale Avenue, 150 feet to a deadline.

Being the same property conveyed to Daniel Rodriguez and Sol Rodriguez, both unmarried, by Warranty Deed from Alice Carpenter and husband, Joseph Carpenter, dated September 3, 2021, and recorded September 8, 2021, in Instrument No. 20210908-0120057, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 800 Blue Ridge Drive, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5 day of November, 2025

x _____
RICO RODRIGUEZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rico Rodriguez, the 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 5th day of November, 2025.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03 2029

_____
Notary Public

CH2025-1331

Witness my hand this 1 day of November, 2025

SOL RODRIGUEZ

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sol Rodriguez, the 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 1 day of November, 2025.

Commission expires: 5/1/2027

POA attached

Notary Public

CH2025-1331

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Bernardino }

On November 1 **2025**, before me, **Denise Wyrick, Notary Public**, personally appeared Joel Rodriguez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the persons acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Signature

DENISE WYRICK
Notary Public - California
San Bernardino County
Commission # 2443417
My Comm. Expires May 1, 2027

(Official Notary Seal)

Certificate attached to:

Warranty Deed

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__11/06/2025_____ (date of document)**.

_____
Affiant Signature

_____**11/06/2025**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
6th day of
November, 2025

_____
Notary's Signature
My Commission Expires:_____

