Karen Johnson Davidson County
Batch# 1353353 DEEDWARR
12/03/2025 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $366.30
20251203-0096104

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/26/25

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/25/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 9721-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Juan Antonio Rodriguez	Same	016-00-0-158
3194 Ivey Point Road	508 Lemont Drive	
Goodlettsville, TN 37072	Nashville TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joseph Adcock, Vickie Cawthorn, Terry Knight, Pamela Angel, David Nicholson, Steven Nicholson, Phoebia Catherine Tate, and Gregg Nicholson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Antonio Rodriguez

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, and being shown as Tract 2, as recorded in Plat Book 5800, Page 68, Register's Office Davidson County, Tennessee.

Said Tract 2 begins at a point in the easterly margin of Ivy Point Road and a common corner with Tract 1; thence with the line between this tract and Tract 1, South 48 degrees 27 minutes 09 seconds East 264.66 feet to a point; thence South 82 degrees 24 minutes 55 seconds East 325.09 feet to a point; thence South 6 degrees 06 minutes 53 seconds West 165 feet to a point in the Wingo property of record in Book 5103, Page 872, Register's Office Davidson County, Tennessee; thence North 87 degrees 44 minutes 45 seconds West 527.34 feet to a point in the Joseph Adcock property of record in Book 5482, Page 402, said Register's Office; thence North 5 degrees 57' West 264.3 feet to a monument on the easterly margin of Ivy Point Road; thence following the margin of Ivy Point Road, North 27 degrees 33' East 111.53 feet to the point of beginning and containing 2.85 acres, more or less.

Being the same property conveyed to Annie B. Nicholson, by Warranty Deed from Viva Binkley Adcock Hudgens and husband, J. F. Hudgens, dated 07/02/1982 and recorded on 08/03/1982 of record in Book 5919, Page 393, in the Register's Office of Davidson County, Tennessee. For further reference, see Affidavit of Heirship recorded in Instrument No. 20251024-0084623 in the aforesaid Register's office.

This is property known as 3194 Ivey Point Road Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 11/26/25.

Joseph Adcock by Gregg Nicholson, his Attorney In Fact
Joseph Adcock by Gregg Nicholson, his Attorney-In-Fact

Vickie Cawthorn by Gregg Nicholson, her Attorney In Fact
Vickie Cawthorn by Gregg Nicholson, her Attorney-In-Fact

Terry Knight by Gregg Nicholson, his Attorney In Fact
Terry Knight by Gregg Nicolson, his Attorney-In-Fact

Pamela Angel by Gregg Nicholson Attorney In Fact
Pamela Angel by Gregg Nicolson, Attorney-In-Fact

David Nicholson by Gregg Nicholson, Attorney In Fact
David Nicholson by Gregg Nicholson, Attorney-In-Fact

Steven Nicholson by Gregg Nicholson, Attorney In Fact
Steven Nicholson by Gregg Nicholson, his Attorney-In-Fact

Phoebia Catherine Tate by Gregg Nicholson her Attorney In Fact
Phoebia Catherine Tate by Gregg Nicholson, her Attorney-In-Fact

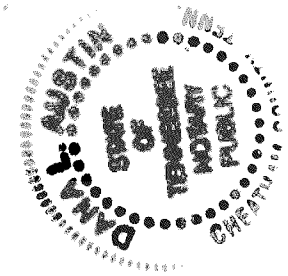
Gregg Nicholson

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gregg Nicholson,** Attorney-in-fact, acting on behalf of Joseph Adcock, Vickie Cawthorn, Terry Knight, Pamela Angel, David Nicholson, Steven Nicholson and Phoebia Catherine Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of Joseph Adcock, Vickie Cawthorn, Terry Knight, Pamela Angel, David Nicholson, Steven Nicholson and Phoebia Catherine Tate, and who acknowledged that he executed the same as the free act and deed of Joseph Adcock, Vickie Cawthorn, Terry Knight, Pamela Angel, David Nicholson, Steven Nicholson and Phoebia Catherine Tate.

Witness my hand and official seal, on 11/26/25.

NOTARY PUBLIC
My Commission Expires: 7/25/26



Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 November 26, 2025.

Date: November 26, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this November 26, 2025.

Notary Public
My Commission Expires: 7/25/26

