WARRANTY DEED

Karen Johnson Davidson County
Batch# 210173 DEEDWARR
03/26/2019 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190326-0027227

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio Blanco Cruz	Julio Blanco Cruz	
(NAME)	(NAME)	174 157
5657 Cane Ridge Road	5657 Cane Ridge Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **DEBORAH TWICHELL MARTIN AND AMANDA TWICHELL CALVO, INDIVIDUALLY AND AS CO-EXECUTRIXES OF THE ESTATE OF EVELYN R. TWICHELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIO C. BLANCO CRUZ AND ELSA Y. DE CRUZ, HUSBAND AND WIFE**, 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 the 5th Civil District of Davidson County, Tennessee, described according to survey of McConnell Engineering, dated September 10, 1982, as follows:

Beginning at an iron pin in the west margin of Cane Ridge Road, said point located northwardly 337.07 feet from the northeast corner of property conveyed to James R. Kiffer in Book 4799, page 492, Register's Office for Davidson County, Tennessee; thence south 88 deg. 35' 39" west 797.87 feet to an iron pin; thence north 01 deg. 34' 00" west 213.30 feet to an iron pin; thence north 78 deg. 11' 52" east 750.00 feet to a concrete monument in the west margin of Cane Ridge Road; thence with said margin, south 11 deg. 17' 43" west 353.90 feet to the point of beginning, containing according to said survey 5.00 acres.

Being the same property conveyed to Richard H. Twichell and wife, Evelyn R. Twichell by deed from D. Craig Clonts and wife, Esther V. Clonts, of record in Book 7031, page 291, Register's Office for Davidson County, Tennessee. Richard H. Twichell died August 23, 1992, vesting title solely in Evelyn R. Twichell as the surviving tenant by the entirety. Evelyn R. Twichell died June 13, 2017. Amanda Twichell Calvo and Deborah Twichell Martin are the devisees under the Will of Evelyn R. Twichell probated on July 12, 2018 under Docket No. 18P1025 in the 7th Circuit Court for Davidson County, Tennessee, Probate Division.

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 5657 Cane Ridge Road, Antioch, TN 37013
(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 25th day of March, 2019

Deborah Twichell Martin

DEBORAH TWICHELL MARTIN

Amanda Twichell Calvo

AMANDA TWICHELL CALVO

Deborah Twichell Martin

DEBORAH TWICHELL MARTIN, CO-EXECUTRIX

Amanda Twichell Calvo

AMANDA TWICHELL CALVO, CO-EXECUTRIX

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 Deborah Twichell Martin and Amanda Twichell Calvo, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2019.

Notary Public

My Commission Expires November 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Deborah Twichell Martin and Amanda Twichell Calvo with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executrixes of The Evelyn R. Twichell Estate and who further acknowledged that they are authorized to execute the within instrument as Co-Executrixes of said Estate.

Witness my hand and official seal this 25th day of March, 2019.

Notary Public

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Veronikia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19