WARRANTY DEED

File #2019042343

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 224303 DEEDWARR
05/01/2019 09:22:14 AM 2 pgs
Fees: $13.00 Taxes: $92.50

20190501-0040184

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Macias Flores	NEW OWNER	029-00-0-057.00
(NAME)	(NAME)	
1164 Old Pinnacle Road, Unit A	1164 Old Pinnacle Road, Unit A	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, I/WE, **Carla Anna-Marie Dauscha-Bobel, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roberto Macias Flores, an unmarried man,** 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 14th Civil District of Davidson County, Tennessee, being further described as follows:

Beginning in the center of Bernard Road, the northeast corner of J.R. Arrington's tract; thence, south 2-1/2 degrees west 415.5 feet to a stake in the said J.R. Arrington's east line; thence south 87-1/2 degrees east 105 feet to a stake in a field, thence, north 2-1/2 degrees west 415.5 feet to the center of said Bernard Road; thence, with the center of the same, north 87-1/2 degrees west 105 feet, containing one acre, more or less being a part of the Old Hackebeil Tract.

Being the same property conveyed to Carla Anna-Marie Dauscha Bobel, by Executors deed from Carla Anna-Marie Dauscha-Bobel, Executor of record in Instrument No. 20081009-0102361, Register's Office for Davidson County, Tennessee, dated September 8, 2008 and recorded on October 9, 2008.

Further Being the same property conveyed to Carl Anthony Dauscha, a single man. by Warranty deed from Mallard R. Hicks and wife, Willie L. Hicks of record in Book 5922, page 125, Register's Office for Davidson County, Tennessee, dated August 9, 1982 and recorded on August 10, 1982. The said Carl Anthony Dauscha having since died testate. See Last Will and Testament of record in Docket No. 05P-813, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

*****This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute*****

This conveyance is subject to: 2019 real property taxes, a lien, not yet due and payable; Right of Way for Bernard Road.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒
This is improved ☐ property, known as **4051 Bernard Road, Joelton, TN 37080**

(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 our hands this 29th day of April, 2019.

Carla Anna-Marie Dauscha-Bobel

Carla Anna-Marie Dauscha-Bobel

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Carla Anna-Marie Dauscha-Bobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of April, 2019.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128