Karen Johnson Davidson County
Batch# 369314 DEEDWARR
03/09/2020 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200309-0026159

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M20-0013

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 2020

Notary Public

Commission Expires: 11/19/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edward T. Hanks 2433 Pulley Road Nashville, TN 37214	New Owners	121-00-0-037.00

WARRANTY DEED

FOR AND IN 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,

Fredy Torres, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward T. Hanks

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, being in the 3rd Civil District, being part of Lot No. 2 on the plan of the Subdivision of A. Nulsen's Farm, as of record in Book 332, page 158, and described according to a survey made by George W. Watkins, surveyor, September 3, 1959.

Beginning at a point in the center of Pulley Road, said point being 433.4 feet West from the Northwest corner along the center line of Pulley Road from the property conveyed to William Dean Goodwin and wife, as of record in Book 2436, page 7; thence South 4 degrees West 290.4 feet to an iron pin; thence North 86 degrees West 150 feet to an iron pin thence North 4 degrees 00 minutes East 290.40 feet to a railroad spike in the center of Pulley Road; thence South 86 degrees East 150 feet along the center of Pulley Road to the beginning point.

Being the same property conveyed to Jimmy Cornelius and wife, Patsy Cornelius by Warranty deed from Jack Herbert Goodwin, Executor of the Estate of Grace Goodwin of record in Book 7515, page 794, Register's Office for Davidson County, Tennessee, dated April 13, 1988 and recorded on April 14, 1988.

Being the same property conveyed to Jimmy M. Cornelius by Quit Claim deed from Patsy K. Cornelius of record in Book 8471, page 610, Register's Office for Davidson County, Tennessee, dated October 4, 1991 and recorded on October 25, 1991, pursuant to Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 89D-4733. The said Jimmy M. Cornelius aka Jimmy Cornelius aka Jimmy Morgan Cornelius, Sr. having since died testate on June 1, 2003. His Last Will and Testament having been recorded ONLY in Instrument Number 20051027-0129994, Register's Office for Davidson County, Tennessee and PURPORTEDLY devising the property to The Tishomingo Trustee dated June 21, 2000 with NAFEP Management Co., Inc. as Trustee.

Being the same property conveyed to Jimmy M. Cornelius, Jr. as to a forty percent (40%)

undivided interest, Jennifer L. Wolf, as to a forty percent (40%) undivided interest and Thomas J. Cornelius, as to a twenty percent (20%) undivided interest by Quit Claim Deed of record in Instrument Number 20051114-0137469, Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded November 14, 2005.

Being the same property conveyed to Fredy Torres, married by Warranty deed from Jimmy M. Cornelius, Jr., married, as to a forty percent (40%) undivided interest, Jennifer L. Wolf, married, as to a forty percent (40%) undivided interest by and through Jimmy M. Cornelius, Jr. Attorney in fact and Thomas J. Cornelius, single, as to a twenty percent (20%) undivided interest of record in Instrument No. 20080220-0016723 Register's Office for Davidson County, Tennessee, dated January 15, 2008 and recorded on February 20, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2433 Pulley Road, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of March, 2020.

Fredy Torres

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fredy Torres** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of March, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/19/23

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

