Karen Johnson Davidson County
Batch# 373614 DEEDWARR
03/17/2020 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $185.00
20200317-0029393

Name and Address of New Owner:
Reyes Construction, Inc.
3008 Lookout Point
Greenbrier, TN 37073

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 174-00-0-214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Avin Sindi and Kimberly Austin** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reyes Construction, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Certain real property situated in the 32nd Civil District of Davidson County, Tennessee, being bounded on the West by Lot 52 the terminus of Elijah Ryan Drive and Lot 73, as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First Amendment, on sheet 3 of 3, on the North by Larry Doochin property, on the East by Open Space of Cane Ridge Farms Homeowners Association, Inc., as shown on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, and on the South by Lots 6 thru 12 as shown on Subdivision Plat of Cane Ridge Farms, Phase 1 and described as follows, to-wit:

Beginning at a point on the Southerly margin of Elijah Ryan Drive at the Northeast property corner of Lot number 52 as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First amendment, on sheet 3 of 3, as recorded in Instrument Number 20070703-0079200, in the Register's Office of Davidson County, Tennessee;

Thence with the margin of Elijah Ryan Drive, N 63 deg 35'30" E, a distance of 7.57 feet to a point;

Thence leaving the southerly margin of Elijah Ryan Drive, crossing perpendicular to the end of the right of way, N 26 deg 24'30" W, passing the Southeast property corner of lot 73 at 46.00 feet, passing the Northeast property corner of Lot 73 at 142.03 feet, for a total distance of 162.07 feet to a point in the Southerly line of Larry Doochin, as recorded in Instrument Number 20111123-0091827, in the Register's Office of Davidson County, Tennessee;

Thence with Doochin's Southerly line, N 60 deg 07'28" E, a distance of 580.17 feet to a point at the Northwest property corner of the Open Space of Cane Ridge Farms Homeowners Association, Inc. as recorded in Instrument Number 20010815-0088361 and as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee;

Continuing with the Open Space for the next 4 calls; Thence, S 56 deg 37'27" E, a distance of 68.42 feet to a point; Thence, S 37 deg 59'57" E, a distance of 121.20 feet to a point; Thence, S 26 deg 34'28" W, a distance of 193.60 feet to a point; Thence, S 47 deg 43'46" W, a distance of 90.45 feet to a point at the common rear corner of Lots 5 & 6 as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 2 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee;

Thence with the Northerly line of Phase 1, running along the rears of lots 6 thru 12, S 63 deg 35'30" W, a distance of 403.88 feet to a point in the Northerly line of Lot 12 as show on Subdivision Plat of Cane Ridge Farms, Phase 1, on sheet 3 of 3, as recorded in Instrument Number 20000825-0083988, in the Register's Office of Davidson County, Tennessee, and also being the Southeast property corner of lot 52 as shown on Subdivision Plat of Cane Ridge Farms, Phase 3, Section 1, First amendment, on sheet 3 of 3, as recorded in Instrument Number 20070703-0079200, in the Register's Office of Davidson County, Tennessee;

Thence with the Easterly line of Lot 52, N 26 deg 24'30" W, a Distance of 121.97 feet to the point of beginning, containing an area of 176,527.32 square feet or 4.053 acres.

Being part of the same property conveyed to Avin Sindi and Kimberly Austin, tenants in common with rights of survivorship, by Special Warranty deed from PNB Holding Co. 2, Inc., a Tennessee corporation, of record in Instrument No. 20150303-0018169, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

Being unimproved property also known as: 0 Cane Ridge Rd., Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2020.

Avin Sindi (SEAL)
Avin Sindi

_____(SEAL)
Kimberly Austin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Kimberly Austin~~ Avin Sindi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the ~~County and State, the within named~~ Avin Sindi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2020.

_____
Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
26th day of February, 2020.

_____
Notary Public
My commission expires: 3/8/21

File No. 2019-524

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2020.

_____(SEAL)
Avin Sindi

_____(SEAL)
Kimberly Austin

STATE OF Nebraska
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2020.

GENERAL NOTARY - State of Nebraska
LYNN A. SMITH
My Comm. Exp. September 11, 2022

Notary Public
My commission expires: 9/11/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Avin Sindi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2020.

_____
Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of February, 2020.

_____
Notary Public
My commission expires:_____

File No. 2019-524

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON