Karen Johnson Davidson County
Batch# 407766 DEEDWARR
05/29/2020 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200529-0055631

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00 .

Kori Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2020.

Notary Public
COMMISSION EXPIRES: 2-19-24

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

JESSICA E. MONTEITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Aguilar	New Owner	098-00-0-063
(NAME)	(NAME)	
3265 Earhart Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Susan A. Basham, as successor in interest to William D. Akin, deceased, as his sole heir at law,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Aguilar,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: UNMARRIED

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by William Collier Parrish Associates, dated 2 February 1957, as follows:

Beginning at a point in the center line of Earhart Road or Pike at an iron pin, the southwest corner of the Obie Kelley Property, being 256 feet south from the center line of John Hager Road, as measured along the center line of Earhart Pike or Road, around a slight survey; thence with Kelley's south line along a fence, south 83248 37' east 650.4 feet to a large corner post in the west line of the Vera Cook Property; thence with her west line, or along a fence, south 3° 38' west 279 feet to a post opposite a 16' elm pointer, being the northeast corner of the John Cook property; thence with his north line, north 88° west 628.4 feet to the center line of Earhart Pike or Road; thence with the center line of the same, as follows: North 2° 10' west 85.4 feet; thence north 1° 52' east 194.6 feet; north 3248 41' west 49.3 feet to the point of beginning, containing 4.5 acres, more or less.

Being the same property conveyed to William D. Akin, unmarried by Deed dated November 5, 2018 from Donald Lee Walter, as devisee under the Last Will and Testament of Bobbi Walter, recorded November 6, 2018, in Instrument Number 201811060109958, in the Official Records of Davidson County, Tennessee.

The said William D. Akin died intestate on March 2, 2019, leaving the within named Susan A. Basham as his sole heir at law, pursuant to which the said Susan A. Basham succeeded to sole ownership of the above referenced property pursuant to the Tennessee law of intestate succession. See Affidavits of Heirship of record in Instrument No. 20190830-0088023 and Instrument No. 20190830-0088036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3265 Earhart Road (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 2631-20
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 19 day of MAY, 2020.

Susan A. Basham

By: Susan A. Basham

Susan A. Basham, successor in interest to William D. Akin, deceased, as his sole heir at law

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Susan A. Basham, successor in interest to William D. Akin, deceased, as his sole heir at law, 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 as its free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19 day of MAY, 2020.

~~S. Nixon Priestley~~ ANTHONY N. GRECO

Commission Expires: 9-7-2020

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: 2631-20
Warranty Deed Individual LES rev. 09-2018

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

