Karen Johnson Davidson County
Batch# 415109 DEEDWARR
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Fees: $18.00 Taxes: $887.63
20200615-0061422

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE # M5503BR

FROM: SPRING VALLEY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

TO: JOSE DOMINGO RUIZ AND WIFE, ZULEYCA DE LA ROSA URENA

# WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100--- ($239,900.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, SPRING VALLEY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, has bargained and sold, and by these presents, does transfer and convey unto the said JOSE DOMINGO RUIZ AND WIFE, ZULEYCA DE LA ROSA URENA, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee being part of the lands of Mrs. Pamela A. Davis, deceased, as of record in Book 57, Page 7, Register's Office for said County described according to a survey made by Stephen A. Draper, Surveyor, January 6, 1960, as follows:

Beginning at a point in the center of a private drive; said point being the Southeast corner of the property conveyed to Paul W. Michael and wife, of record in Book 3096, Page 149, Register's Office for Davidson County, Tennessee, thence North 82 degrees 0 minutes West 166 feet to a point; thence South 6 ½ degrees East 212 feet to a point said point being a fence corner; thence South 12 degrees 15 minutes East 43 feet to a point; thence in an Easterly direction to the center of a private road; thence North 8 degrees West along the center of said private road 96 feet to a point; thence North 2 degrees East along said center line of private road 134 feet to the point of beginning, containing **1 acre**, more or less.

This being the same property conveyed to Spring Valley Properties, a TN General Partnership, by Warranty Deed from Patrick J. Meyer and wife, Mary Jane Meyer dated August 28, 2019 of record in Instrument # 20190903-088379, Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEYED WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP 163, PARCEL 120

PROPERTY ADDRESS: 2959 BABY RUTH LANE, ANTIOCH, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JOSE DOMINGO RUIZ AND WIFE, ZULEYCA DE LA ROSA URENA, their heirs and assigns forever. And it does covenant with the said JOSE DOMINGO RUIZ AND WIFE, ZULEYCA DE LA ROSA URENA that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to JOSE DOMINGO RUIZ AND WIFE, ZULEYCA DE LA ROSA URENA, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS IT'S HAND THIS 9th DAY OF June, 2020.

**SPRING VALLEY PROPERTIES,**
**A TENNESSEE GENERAL PARTNERSHIP**

BY: _____
ROBERT D. PULLEY, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Before me, Sheila H. Frisbie, a Notary Public of the state and county aforesaid, personally appeared Robert D. Pulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of SPRING VALLEY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as the General Partner.

Witness my hand and seal at Lawrenceburg, Tennessee, this 9th day of June, 2020.

(S E A L)

SHEILA H. FRISBIE ★ NOTARY PUBLIC ★ LAWRENCE COUNTY ★ STATE OF TENNESSEE

_____
NOTARY PUBLIC
My Commission Expires: 2/12/21

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $231,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 2020.

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 2/2/21

NEW OWNER(S): JOSE DOMINGO RUIZ AND WIFE, ZULEYCA DE LA ROSA URENA
2959 Baby Ruth Lane, Antioch, TN 37013

SEND TAX BILLS TO:
Jose Domingo Ruiz
2959 Baby Ruth Lane,
Antioch, TN 37013

MAIL RECORDED DOCUMENT TO:
Same