Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 429748 **DEEDWARR**
07/01/2020 12:11:12 PM 3 pgs
Fees: $18.00 Taxes: $129.50

20200701-0071324

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0150-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alfonso Meraz	Alfonso Meraz	048-00-0-274.00
(NAME) 324 Vailview Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Thirty-Five Thousand And No/100 Dollars ($35,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VINAY DASWANI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFONSO MERAZ, MARRIED**, 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:

Being a parcel of land situated in the 1st Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20180815-0080853, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said parcel is a portion of Lot No. 2 of Florence Hereford Subdivision as shown in Plat Book 8200, Page 408, said parcel being generally located west of Buena Vista Pike, east of Lloyd Road, north of and partially adjacent to Dry Fork Road, south of and adjacent to Clarksville Pike, (41-A), (a 70-foot R.O.W.), said parcel being more particularly described as follows;

BEGINNING at a ½" iron rebar found in the south right of way of said Clarksville Pike, said rebar being the northeast corner of the Dexter O. Adams Property, (Inst. No. 20100212-0011025, R.O.D.C.T.), said rebar also being the northwest corner of said herein tract described; Thence leaving said Adams Property and with south right of way of said Clarksville Pike, **South 51°25'59" East, 1080.04 feet** to a 5/8" iron rebar set with TTL cap; Thence leaving said Clarksville Pike and on a curve to the right having a **radius of**

25.00 feet, a delta of 90°00'03", an arc length of 39.27, a chord bearing of South 06°25'57" East, for a chord distance of 35.36 feet to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence with right of way of said Dry Fork Road and on a curve to the right having a **radius of 90.65 feet, a delta of 58°39'42", an arc length of 92.81, a chord bearing of South 77°57'41" West, for a chord distance of 88.81 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, **North 71°02'24" West, 60.14 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, **North 18°52'41" East, 20.00 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, **North 71°07'16" West, 52.70 feet** to a point in creek; Thence leaving said Dry Fork Road and with said creek and along the northerly property lines of the following property owners respectively, Charles L. Mays Etux, Deed Book 5499, Page 927, (R.O.D.C.T.), Robert Alan Pasinger Etux, Deed Book 8682, Page 612, (R.O.D.C.T.), David Pegram, Inst. No. 20190521-0047697, (R.O.D.C.T.), Mary Gaston, Inst. No. 20171109-0115492, (R.O.D.C.T.), and Carrie Belle and Christopher Elkton Reeves, Inst. No. 20150924-0097016, (R.O.D.C.T.), for the next (9) nine calls to points in creek: **North 22°24'12" West, 9.42 feet** to a point; **North 36°25'07" West, 39.23 feet** to a point; **North 55°40'42" West, 17.94 feet** to a point; **North 60°12'24" West, 201.63 feet** to a point; **North 52°53'16" West, 138.56 feet** to a point; **North 35°07'13" West, 133.13 feet** to a point; **North 41°18'11" West, 15.59 feet** to a point; **North 52°24'54" West, 111.19 feet** to a point; **North 68°58'39" West, 252.64 feet** to a point; Thence leaving said creek and with northerly line of said Carrie Belle and Christopher Elton Reeves, **South 88°56'18" West, 49.60 feet** to a 5/8" iron rebar set with TTL cap in the north right of way of said Dry Fork Road, said rebar being the southeast corner of said Dexter O. Adams Property, said rebar also being the southwest corner of herein tract described; Thence leaving said Dry Fork Road and with the east line of said Dexter O. Adams Property and the west line of said herein tract described, **North 38°26'26" East, 203.17 feet** to the point of beginning and containing **129,331.35 Square Feet or 2.96 Acres more or less.** Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record. The above property description is based on a survey of the subject property done by Kenneth D. Church, (TTL USA – 5010 Linbar Drive – Suite # 153), TN RLS # 1004, dated May 26, 2020.

Being the same property conveyed to James M. Sullivan and Paul Douglas Sullivan by Deed from Ronald K. Nevin, Administrator for the Estate of Isiah Hereford of record in Book 11095, page 444, Register's Office for Davidson County, Tennessee, dated August 17, 1998 and recorded on September 02, 1998.

Being the same property conveyed to Vinay Daswani by Final Decree Confirming Sale deed from Clerk and Master of record in Instrument No. 20180815-0080853 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on August 15, 2018.

Being the same property conveyed to Vinay Daswani, by Quitclaim Deed from James M. Sullivan and Paul Douglas Sullivan, recorded _____, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☒

improved ☐ property, known as 0 Clarksville Pike, Whites Creek, TN 37189

(House No.) (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. Grantor warrants that he has never lived in the subject property as a married person and that the subject proeprty is not subject to any marital rights therein.

Witness our hands this 30th day of June, 2020.

Vinay Daswani

State of Tennessee

County of Davidson

On this 30th day of June, 2020, before me personally appeared Vinay Daswani, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires: 1-3-23

