Karen Johnson Davidson County
Batch# 431262 DEEDWARR
07/06/2020 03:03:38 PM 2 pgs
Fees: $13.00 Taxes: $949.05
20200706-0072508

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elia Ramirez Martinez and Cornelio Guzman Trejo	Same	Parcel ID: 136 16 0 021.00
(NAME) 413 Hickory Timber Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John F. Pratt, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ** **married, and Cornelio Guzman Trejo, unmarried, as tenants in common**, 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:

Beginning at an iron **Elia Martinez Ramirez rod on the southern right of way of Smith Springs Road, said rod being 437.4 +/- feet northwest of the centerline of Folkstone Drive; thence leaving said right of way N. 85 deg. 29' I5 " West 331.08 feet to a car axle; thence N. 8 deg. 39' 14" E. 331.53 feet to an iron rod on the south side of Smith Springs Road; thence with said right or way along a curve to the right having a radius of 4554.4 feet a length of 755.0 feet, a chord 75.0 feet along a bearing of South 48 deg. 57' 53" E. to an iron rod; thence continuing with said right of way along a curve to the right having a radius of 920. 78 feet, a length of 380.40 feet, a chord of 377.697 feet along a bearing of South 36 deg. 22' 33" E. to the point of beginning.

Being the same property conveyed to John F. Pratt, unmarried, by Warranty Deed from Darrel K. Avery and Felinda Avery, married, dated August 16, 1996 and recorded August 22, 1996 in Instrument Number 0216893, Register's Office for Davidson County, Tennessee.

Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JBJP20385X

GRN-2008132SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 3085 Smith Springs Road, 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 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.

Witness our hands this 30th day of June, 2020

John F. Pratt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John F. Pratt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public

My Commission Expires: 9-18-2023

(SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER