STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-10011

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

Karen Johnson Davidson County
Batch# 468130 DEEDWARR
09/01/2020 02:35:56 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200901-0099430

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fanny Perez Guerrero and Fernando A. Garcia Flores (NAME)	First Community (NAME)	25-24 & 25-25
435 Dry Creek Rd + 0 Dry Creek Rd (STREET ADDRESS)	2102 Robert Rose Dr. Ste 200 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Naomi S. Reding, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fanny Perez Guerrero, an unmarried woman and Fernando A. Garcia Flores, an unmarried man, as tenants in common with right of survivorship**, 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:

Tract 1 (435 Dry Creek Rd. 02500002400)

Situated in the 10th Civil District of Davidson County, Tennessee,

Beginning at an iron steak on the North side of Dry Creek road in the edge of a driveway, a corner in Clayton Seaton's line; thence N. 23 deg. E. 290 feet to an iron stake; thence N. 49 deg. W. 203 feet to an iron stake at a fence, corner of said Seaton in Dennis Bridges' line; thence with said Bridges line S. 3 deg. W. 408 feet to a point in the South edge of Dry Creek Road; thence N. 81 deg. E. 63 feet to the beginning, containing .94 of an acre, according to a survey dated April 10th, 1954, by J. R. Scott, Surveyor.

Being the same property conveyed to Naomi S. Reding and husband Tom Reding by Warranty deed from Clayton Seaton and wife, Sadie B. Seaton of record in Book 2444, page 305, Register's Office for Davidson County, Tennessee, dated August 1, 1955 and recorded on August 8, 1955. The said Tom Reding having since died August 5, 2006, leaving title vested in Naomi S. Reding as surviving tenant by the entirety.

Tract 2 (0 Dry Creek Rd. 02500002500)

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey by

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-CRG-20-435

George W. Watkins, Surveyor December, 9, 1960, as follows:
Beginning at an iron pin on the northerly edge of a driveway at a point south 75 deg. 30' east 48 feet from an iron pin on the northeasterly margin of Dry Creek Road, being the southeast corner of the property conveyed to Naomi S. Reding and husband, by deed from Clayton Seaton and wife, Of record in book 2444, page 305, Registers Office for said County; thence 75 deg. 30' east 73.8 feet to an iron pin; thence north 81 deg. 30' east 143 feet to an iron pin thence north 3 deg. 20' east with line of a fence, 1685 feet, more or less, to a sugar tree; thence north 76 deg. west 300 feet, more or less, to an ash tree on the easterly line of the Dennis Bridges property; thence with said line south 3 deg. 20' west 1355 feet, more or less, to the northwest corner of said Reding property; thence with the line of said Reding property south 49 deg. east 208 feet to a stake and south 21 deg. 45' west 285 feet to the beginning, containing 10.3 acres, more or less.

Being the same property Lee Tom Reding and wife, Naomi S. Reding, tenants by the entirety, dated April 14, 1961 and recorded April 14, 1961 in Book 3219, page 201, Register's Office for Davidson County, Tennessee. The said Tom Reding having since died August 5, 2006, leaving title vested in Naomi S. Reding as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Driveway Easement in Book 9882, page 653, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Naomi S. Reding is signed by her duly appointed Attorney-in-fact Patsy Reding Goats, pursuant to the Power of Attorney recorded in Record Book 10033, Page 790, said Register's Office.
Naomi S. Reding and Florence Naomi Reding are one and the same person.

This is improved property, known as 435 Dry Creek Road, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 26th day of August, 2020.

* Naomi S. Reding By Patsy Reding Goats Attorney In Fact
Naomi S. Reding by Patsy Reding Goats, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patsy Reding Goats, Attorney in Fact for Naomi S. Reding, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of August, 2020.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066