This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9134-AP

Karen Johnson Davidson County
Batch# 487731 DEEDWARR
10/01/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20201001-0113624

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Madeline Gwaltney
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.6.2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan Silva Giovanni Silva 3630 Trail Hollow Lane Nashville, TN 37169	New Owner	050-00-0-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Talisha Huddleston, a single person,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Juan Silva, unmarried man and Giovanni Silva, unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Tract of Land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc. Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J.D. Southerland by deed of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C.W. Cone and wife, by deed as of record in Book 1847, Page 522, said Register's Office, Proceed: N10°46'51" E525.15 feet to an iron pin; the point of being; thence, N10°46'51" E600.70 feet to an iron pin; thence N 80°42'15" W487.28 feet to an iron pin; thence N33°51'47" W41.10 feet to an iron pin; thence N59°22'49" E699.70 feet to a point in the center of a 50' private drive; thence, southeastwardly with the center of said drive an 800.00 foot curve to the left 107.00 feet, said curve has a chord bearing and distance of S41°16'49" E106.92 feet; thence, S45°06'43" E134.38 feet; thence with a 340.00 foot radius curve to the right 159.31 feet, said curve has a curve bearing and distance of S31°41'19" E157.86 feet; thence with a 2462.20 foot radius curve to the left 375.57 feet, said curve has a chord bearing and distance of S22°38'11" E375.20 feet; thence, S27°00'18" E4.01 feet; thence, leaving said drive S56°33'36" W725.75 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Talisha Huddleston, a single person, by deed from Michael Castellarin, Successor Administrator of the Estate of Charles Samuel Huddleston, Sr., of record in Instrument No. 20160531-0054556, Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 31, 2016.

Whites Creek

This is unimproved property located at: **3630 Trail Hollow Lane, Nashville, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2020.

GRANTOR:

Talisha M. Huddleston

Talisha Huddleston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Talisha Huddleston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2020.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202010010113624

True Copy Certification

I, Christopher M. Corriveau, 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 herewith 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM