Special WARRANTY DEED

The actual consideration or value for this transfer is $ 5,240.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this ____ day of October 2020

NOTARY PUBLIC
My Commission Expires: 03/06/2024

JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 491968 DEEDWARRSP
10/08/2020 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $19.39
20201008-0117026

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GREGORY D. BERGMAN, & DEBRA A. BERGMAN 109 Rifle Range Rd. Old Hickory, TN. 37138	New Owner	053.16.0 / 084.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by GREGORY D. BERGMAN, and wife, DEBRA A. BERGMAN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, JUAN M. TENORIO, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

GREGORY D. BERGMAN, and wife, DEBRA A. BERGMAN, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

See attached Exhibit "A"

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. We do covenant with the said GRANTEES that we have not made, done executed, allowed or suffered any act, instrument or thing whatsoever whereby the land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. 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 claiming by, through or under the said Grantor, but Not Otherwise.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

This is un-improved property known as: 0 Rifle Range Rd., Old Hickory, TN 37138.

Witness our hands this 8TH day of October, 2020.

JUAN M. TENORIO

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named JUAN M. TENORIO the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 8TH day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

202010080117026

EXHIBIT "A"

A certain Tract or parcel of land located in the 11th Councilmanic District of Davidson County, Tennessee, being a part of Lot #5 on an unrecorded map of the Life and Casualty Ins. Co property at Old Hickory, Tenn. As surveyed by John A. Mefford, under date of 12/9/1936 and described as follows:

Beginning at a point in the center of an unnamed road (now Rifle Range Rd.) at the Southwesterly corner of the land of R.J.Givens and running thence Easterly and along the center of said unnamed road a distance of 61 feet to a point, being the Southwesterly corner of land of Thomas York; thence Northerly and along the line of land of Thomas York as distance of 368 feet more or less to a point, being the common corner of land of Thomas York, now or formerly of Roy M. Sands, and the Northeasterly corner of property herein intended to be conveyed ; thence Westerly and along the Southerly line of Roy M. Sands to a point in the Easterly line of the land now or formerly of James E. Apple; thence Southerly and along the Westerly line of land described in the deed to Bloodworth as a whole, as distance of 376.5 feet to the point of beginning. BEING land conveyed to W. R. Rivers and wife Nola Mai Rivers by deed from Charles L. Evans and wife Nena R. Evans by deed of record in Book 1320, page 661.

Included in the above description but excluded from the conveyance herein is the following:

Beginning at a point at an iron pin in the center line of a 30 foot unnamed Roadway, (the Northerly side of Rifle Range road), which is 200 feet east of the center line of another 30 foot unnamed roadway being the Southwest corner of property conveyed to Robert J. Givan and wife by deed of record in Book 975, page 15 R.O.D.C., Tenn; thence along Given's East line 255 feet mor or less to the common corner of lands of said Givans and the grantor herein; thence Easterly approximately at right angles and approximately parallel to the center of the unnamed roadway as it runs along the front of the lot herein intended to be conveyed a distance of 63 feet more or less to the line of land of Tom York; thence Southerly and along the line of land of Tom York a distance of 250 feet more or less to the center of said unnamed roadway; thence westerly and along the center of said unnamed roadway a distance of 61 feet to the point or place of beginning. BEING all the same land conveyed to B. M. Champion and wife Gertrude Champion by deed from W. R. Rivers and wife Nola Mai Rivers of record in Book 1556, page 231, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Juan M. Tenorio by Davidson County Chancery Court Amended Final Decree Confirming Sale of record as Instrument #20180209-0013255, Register's Office for Davidson County, Tennessee.

Being property known as: 0 Rifle Range Rd. Old Hickory, TN. 37138
Davidson County Tax Map: 053 16 0 084.00.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com