Karen Johnson Davidson County
Batch# 540130 **DEEDWARR**
12/22/2020 12:32:05 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20201222-0152208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $600,000.00 (Six Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of December, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN CHARLES RUSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires JULY 8, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Andrea L. Entin & Jack J. Entin 530 Battle Road Antioch, TN 37013	Castle & Cooke Mortgage, LLC 13751 S. Wadsworth Park Dr., Suite 101 Draper, UT 84020	18800017500

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **RICHARD TUNNEY AND WIFE, MELODIE TUNNEY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANDREA L. ENTIN, AN UNMARRIED WOMAN AND JACK J. ENTIN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being a certain tract of land located in the 31st Councilmanic District for Metropolitan Nashville Davidson County, Tennessee, Being all the property as shown on the Final Subdivision Plat of Tina Bonds Property recorded in Instrument No. 20040406-0038739, a/k/a Parcel 175 on the Final Subdivision Plat of Tina Bonds Property recorded in Instrument No. 20040406-0038739, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning on an iron rod situated in the northerly boundary line of the Herschel Wayne and Quida W. Holt Property as evidenced in Book 10908, Book 636, Register's Office for Davidson County, Tennessee, said iron rod being N. 80 degrees 08' 53" W 1.89 feet from an iron rod with a red plastic cap stamped "MEC", said iron rod being situated on the westerly margin of Battle Road; thence with the margin of Battle Road N 09 degrees 01' 06" E 225 feet to an iron rod; thence leaving the said margin of Battle Road with a new line N 80 degrees 12' 52" W 388.98 feet to an iron rod; thence S 08 degrees 01' 06" W 225 feet to an iron rod situated by a wood post fence corner, said iron rod being the northwesterly corner of the post fence corner, said iron rod being the northwesterly corner of the aforesaid Herschel & Quida Holt Property, and bearing a plastic cap stamped "MEC"; thence with Holt and wire fence line S 80 degrees 30' 14" E 73.03 feet to an iron rod bearing a plastic cap stamped "MEC" thence S 80 degrees 08' 53" E 315.95 feet to the Point of Beginning containing 2.01 Acres (87,440 Square Feet) more or less.

Being the same property conveyed to Richard Tunney and wife, Melodie Tunney by deed from Claude H. Bonds and Linda P. Bonds, of record in Instrument No. 20140707-0059341, dated June 30, 2014 and recorded July 7, 2014, Register's Office for Davidson County, Tennessee.

Being also known as 530 Battle Road, Antioch, Tennessee 37013.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **530 BATTLE 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020115900

WITNESS, this 18th day of December, 2020

Richard Tunney

Melodie Tunney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard Tunney and wife, Melodie Tunney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of December, 2020.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2021

Notary Public

Commission Expires: _____