WARRANTY DEED

Karen Johnson Davidson County
Batch# 543524 DEEDWARR
12/30/2020 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201230-0154514

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on 12/24/20.

NOTARY PUBLIC
My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Flor Melgar Dominguez 498 Paragon Mills Road Nashville, TN 37211	new owner at property address	133 11 0 207.00 133 11 0 180.00 133 11 0 057.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shellie Handelsman, Esq., Conservator for the Conservatorship Estate of Dorothy L. Grubbs, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Flor Melgar Dominguez, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: 498 Paragon Mills Road, Nashville, TN 37211 (Tax ID 133 11 0 207.00) Improved

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, dated 6/24/58, more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Paragon Mills Road; thence South 41 degrees 28 minutes West a distance of 76.4 feet, along said Northerly boundary to a stake; thence still along the Northerly margin of Paragon Mills Road South 49 degrees 53 minutes West a distance of 123.6 feet to an old stone: thence North 42 degrees 51 minutes West a distance of 291.5 feet to an old fence post; thence North 41 degrees 52 minutes West a distance of 75.6 feet to a stake at old fence post; thence North 36 degrees 42 minutes West a distance of 28 feet, more or less, to a point; thence North 18 degrees 40 minutes West a distance of 42 feet, more or less, to a point; thence North 10 degrees 00 minutes West a distance of 61 feet, more or less, to a stake; thence North 87 degrees 34 minutes East a distance of 154.8 feet to an iron pin; thence South 46 degrees 15 minutes East a distance of 389.5 feet to an iron pin, the point of origin, said tract of land containing 1.9 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT TRACT OF LAND CONVEYED TO The Metropolitan Government of Nashville and Davidson County by Agreed Order of record in Book 11395, page 257, Register's Office for Davidson County, described as follows:

Beginning at a point, said point being the southwestern property corner and 12.5 feet from the centerline of Paragon Mills Road; thence along the existing northern right-of-way line of Paragon Mills Road for 205.89 feet to a point on the common property line of Parcels 207 and 57 on Map 133-11; thence along said property line North 42 degrees 09 minutes 56 seconds West for 12.5 feet to a point; thence along a curve to the right of radius 1694.58 feet for 204.38 feet to a point on the common property line of parcel 133-11-A and Parcel 133-11-207; thence along said property line South 39 degrees 10 minutes 48 seconds West for 12.5 feet to the point of beginning and containing therein an area of 2564.20 square feet.

TRACT NO. 2: 0 Elysian Fields Road, Nashville, TN 37211 (Tax ID 133 11 0 057.00) Unimproved

Being "Reserved Parcel A" as shown on the plan of Valley View Meadows Subdivision, Section I, of record in Book 2331, page 53, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the northerly margin of Paragon Mills Road, the beginning of a curve; thence around said curve having a radius of25 feet northeasterly 40.03 feet to a concrete monument in the westerly margin of Valley Ridge Drive; thence along said margin northerly 272.58 feet to a concrete monument, the beginning of curve; thence around said curve having a radius of25 feet northwesterly 39.27 feet to a concrete monument in the southerly margin of Elysian Fields Drive; thence along said margin westerly 18.34 feet to a point; thence South 45 deg. 58' East 376.50 feet to a point in the northerly margin of said Paragon Mills Road; thence along said margin easterly 2.38 feet to the beginning.

TRACT NO. 3: 0 Valley Ridge Drive, Nashville, TN 37211 (Tax ID 133 11 0 180.00) Unimproved

Being "Reserved Parcel B" as shown on the plan of Valley View Meadows Subdivision, Section II, of record in Book 3600, page 60, said Register's Office and described as follows: Beginning at a point in the Common rear of Lots 76 and 77 of said Subdivision; thence with the rear line of said Lot 76, southeasterly 81.19 feet; thence North 83 deg. 30' East 87.76 feet; thence North 21 deg. 49' West 63.27 feet; thence North 21 deg. 2' West 50.73 feet to a point in the rear line of said Lot No. 77; thence along said line southeasterly 86.83 feet to the point of beginning.

Being the same property conveyed to Dorothy L. Grubbs, a single person, by Special Warranty Deed from Patricia J. Ellis, Executrix/Personal Representative and Ruby Johnson, Heir of the Estate of Edna H. Cashion, of record in Instrument No. 20111212-0096740, in the Register's Office of Davidson County, Tennessee, dated December 12, 2011 and recorded on December 12, 2011. M. D. Cashion predeceased on July 20, 1993 and Edna H. Cashion deceased on February 17, 2011.

Shellie Handelsman, Esq. was appointed Conservator in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket #20P1537, in the matter of "In re: Dorothy L. Grubbs."

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 my hand this 12/23/2020.

Shellie Handelsman, Esq.
Conservator for Dorothy L. Grubbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shellie Handelsman, Esq., with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Dorothy L. Grubbs and is authorized by Dorothy L. Grubbs to execute this instrument on behalf of Dorothy L. Grubbs.

Witness my hand and official seal on 12/23/2020.

NOTARY PUBLIC

My Commission Expires: 11/6/24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022