This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 544763 DEEDWARR
01/04/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210104-0000863

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, WE, **LEON J. CHARLAND, III AND LAURA L. CHARLAND, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMON ALEJANDRO CUE AND JENNIFER ANNE CUE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED 05-26-2015, FILE NUMBER 2-071, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF BAXTER ROAD BEING APPROXIMATELY 607 FEET WESTERLY FROM THE INTERSECTION OF FITZGERALD ROAD AND BAXTER ROAD AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH THE CENTER OF BAXTER ROAD NORTH 84 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 181.06 FEET TO THE SOUTHEAST CORNER OF JOHN M. CARTER (BOOK 9449, PAGE 93); THENCE WITH SAID CARTER AND PASSING AN EXISTING IRON ROD ON THE NORTH MARGIN OF BAXTER ROAD AT 27.2 FEET NORTH 06 DEGREES 21 MINUTES 12 SECONDS EAST A TOTAL DISTANCE OF 298.95 FET TO AN EXISTING ROD; THENCE NORTH 10 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 463.11 FEET TO AN EXISTING IRON ROD; THENCE NORTH 06 DEGREES 44 MINUTES 06 SECONDS EAST A DISTANCE OF 2400.68 FEET TO AN EXISTING IRON ROD IN THE SOUTH LINE OF WILKERSON PROPERTIES, LTD (INSTRUMENT NUMBER 20091208112221); THENCE WITH SAID WILKERSON PROPERTIES, LTD SOUTH 83 DEGREES 12 MINUTES 42 SECONDS EAST A DISTANCE OF 114.99 FEET TO AN EXISTING IRON ROD (HAVING NAD88 STATE PLANE COORDINATES OF N:739418.47; E:1704842.00); THENCE SOUTH 78 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 214.45 FEET TO AN EXISTING IRON ROD AND COMMON CORNER TO MICHAEL BAUMSTARK (BOOK 8207, PAGE 937); THENCE WITH SAID BAUMSTARK SOUTH 06 DEGREES 50 MINUTES 58 SECONDS WEST A DISTANCE OF 2711.27 FEET TO AN EXISTING IRON ROD AND COMMON CORNER TO ALVIN E. MILLER'S TWO TRACTS (INSTRUMENT NO. 200701220008344, AND INSTRUMENT NO. 200601170006361); THENCE SOUTH 07 DEGREES 41 MINUTES 53 SECONDS WEST PASSING AN EXISTING IRON ROD ON THE NORTH MARGIN OF BAXTER ROAD AT 385.11 FEET (HAVING NAD88 STATE PLANE COORDINATES OF N: 736303.30; E:1704677.49) AND CONTINUING A TOTAL DISTANCE OF 410.21 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 950328 QUARE FEET, 21.8 ACRES.

BEING THE SAME PROPERTY CONVEYED TO LEON J. CHARLAND, III AND LAURA L. CHARLAND, HUSBAND AND WIFE, BY WARRANTY DEED FROM ALVIN E. MILLER, SR. AND WIFE, DOMINIQUE MILLER, DATED JUNE 3, 2015 AND RECORDED ON JUNE 6, 2015 IN INSTRUMENT NO. 20150604-0052211, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 3728 BAXTER ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and

interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 2020.

LEON J. CHARLAND, III

LAURA L. CHARLAND

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, LEON J. CHARLAND, III AND LAURA L. CHARLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 29th day of December, 2020.

NOTARY PUBLIC
My commission expires: 4/23/2024

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of DECEMBER, 2020.

NOTARY PUBLIC
My commission expires: 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s) as follows:
RAMON ALEJANDRO CUE
JENNIFER ANNE CUE
3728 Baxter Road
~~Joelton, TN 37080~~

Send Tax Bills To:
~~Same as above~~ Republic Bank & Trust Company, 200 S. 7th St.
Louisville, Kentucky 40202

MAP/PARCEL: 008-00-0/136 & 008-00-0/153.00

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023