STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2020.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

Karen Johnson Davidson County
Batch# 546444 **DEEDWARR**
01/05/2021 11:34:46 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210105-0001514

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lenin Fernandez, Jr. **Lenin Fernandez, Sr.**	new owners	**00300003600**
2495 Tinnin Road		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Brandi Tuck McEntyre and Brandon Lynn McEntyre, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lenin Fernandez, Jr., single and Lenin Fernandez, Sr., single, and Dustin Fernandez, single as tenants in common with right of survivorhip

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an iron pin set in the Southwesterly margin of Tinnon Road 25 feet from the center line of said Road, corner to Burl Smiley, and being the most Northwest corner of this tract; thence with the margin of said Road, South 40 deg. 35 min. 58 sec. East 300.00 feet, to an iron pin set, in the margin of said Road, corner to Tract 1 this survey; thence leaving said Road and with the line of Tract 1, South 50 deg. 07 min. 45 sec. West 908.77 feet, to an iron pin set, at the top of a ridge, corner to Tract 1 and being in the line of Zachari S. Parrish; thence with the lien of said Parrish North 41 deg. 38 min. 42 sec. West 191.42 feet, to an existing iron pin, by an iron post, corner to said Parrish; thence continuing with the line of said Parrish, North 45 deg. 52 min. 27 sec. West 83.33 feet, to a nail set, in the South side of a 24 inch maple tree, corner to said Parrish and the line of Ethel Adamson; thence with the line of said Adamson, North 41 deg. 58 min. 07 sec. East 491.09 feet, to an existing iron pipe, in the line of said Adamson, corner to said Burl Smiley; thence with the line of said Smiley, South 40 deg. 36 min. 14 sec. East 99.90 feet, to an existing iron pipe; thence continuing with the line of said Smiley,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 20-1105-20495

North 42 deg. 45 min. 11 sec. East 435.81 feet, to the beginning, containing 6.11 acres, more or less, and also known as Tract 2, according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor, License No. 924, P.O. Box 170 White House, Tennessee 37188, dated August 6, 1990.

Being the same property conveyed to Brandi Tuck McEntyre and Brandon Lynn McEntyre, wife and husband, by Warranty Deed from Melissa D. Cobb, dated April 30, 2018, of record in Instrument No. 20180501-0041121, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2495 Tinnin Road, Goodlettsville, TN 37072.

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 in 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. 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.

Brandi A McEntyre Date 12/31/20
Brandi Tuck McEntyre
Brandon L. McEntyre
Brandi A. McEntyre Attorney in Fact Date: 12/31/20
Brandon Lynn McEntyre
By: Brandi Tuck McEntyre
Its: Attorney in Fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Brandi Tuck McEntyre, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2020.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER