WARRANTY DEED

Karen Johnson Davidson County
Batch# 580282 DEEDWARR
03/01/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20210301-0025353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-16-23

(AFFIX SEAL)

TABATHIA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia R. Estrada	Julia R. Estrada	028000148
(NAME)	(NAME)	
6147 Marrowbone Lake Road	600 Gardenia Ct.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood, CA 94513	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Comer E. Pulley Jr. and Eva Pulley, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Julia R. Estrada and Brett A. Estrada, wife and husband, as tenants by the entirety**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin East side of Marrowbone Lake Road and the northeast corner of W. O. Earles property; thence with said Earles line, S 44 degrees 42' 41" W, 1,676.46 feet to an iron pin in Johnny L. Jones' line; thence with his line N 35 degrees 36' 16" W, 242.86 feet to an iron stake; thence N 34 degrees 49' 59" W, 197.64 feet to an iron pin at an iron stake; thence N 54 degrees 41' 17" E, 1,778.52 teat to an iron pipe in Trotter's line; thence with his line S 00 degrees 07' 49" W, passirg an iron pipe at 113.10 feet, in all 149.06 feet to a point in Marrowbone Lake Road: thence with the center of said road, S 52 degrees 07' 35" W, 6.99 feet to a point; thence with a curve to the left having a radius of 216.92 feet, a chord distance of S 50 degrees 40' 26" W, 10.98 feet, and a length of 10.98 feet; thence leaving the road S 05 degrees 07' 49" W, 36.16 feet to point of beginning, containling 11.44 acres, more or less.

Being the same property conveyed to Comer E. Pulley, Jr. and wife, Eva Pulley by Installment Deed from Lloyd White and wife, Juanita H. White, dated 08/04/1983 and recorded 08/05/1983, of record in Book 6110, Page 224, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6147 Marrowbone Lake Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 19th day of February, 2021.

Comer E. Pulley Jr.

Eva Pulley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Comer E. Pulley Jr. and Eva Pulley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of February, 2021.

Notary Public:
My Commission Expires: 11/9/25

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

File No.: 1090243
Warranty Deed TN

Certificate of Authenticity

I, Ryan Lux, 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 law.

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON