Karen Johnson Davidson County
Batch# 595414 DEEDWARR
03/19/2021 06:53:30 AM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20210319-0036388

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/12/24

(AFFIX SEAL)

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
Nelson Torres	NEW OWNER	18100003200
(NAME)	(NAME)	
14141 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Blackneck Farm, LLC, a Tennessee limited liability company and Timothy L. Dobbins, individually, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Nelson Torres and Gloria E. Torres, husband and wife, hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being in the 5th Civil District, and described by a survey of John B. Rainey, Registered Land Surveyor, dated September 25, 1970, and being particularly described as follows:

Beginning at an iron pin on the southerly margin of Old Hickory Boulevard, being the northeast corner of the W. R. Culbertson Property, of record in Book 4501, page 157, Register's Office for Davidson County, Tennessee, the same point also being the northwestern point of the property herein described, thence with the southerly margin of Old Hickory Boulevard S 66 deg. 53 min. 13 sec. E 89.70 feet; thence S 57 deg. 36 min. 17 sec. E 106.89 feet to an iron pin; thence leaving the southerly margin of Old Hickory Boulevard S 7 deg. 05 min. 00 sec. W 1187.70 feet to an iron thence S 68 deg. pin; 10 min. E 165.08 feet to an point; thence S 66 deg. 33 min. 43 sec. E 464.37 feet to an iron pin; thence S 81 deg. 01 min. 35 sec. E 317.62 feet to an iron pin; thence S 63 deg. 04 min. 25 sec. E 130.92 feet to an iron pin; thence S 27 deg. 09 min. 02 sec. W 99.48 feet to a 3 inch steel pipe; thence S 66 deg. 36 min. 36 sec. E 331.21 feet to a 3 inch steel pipe; thence S 49 deg. 15 min. 44 sec, E 337.06 feet to a 3 inch steel pipe; thence N 19 deg. 23 min. 08 sec. East 62.96 feet to a point; thence S 41 deg. 56 min. 50 sec. East 122.70 feet to a point; thence South 62 deg. 42 min. 50 sec. East 64.90 feet to a point on the northerly margin of the Joyce A. Moore, Jr. property (Book 5076, page 797), Register's Office for Davidson County, Tennessee) and the southerly margin Of the property herein described; thence, along a fence line N 86 deg. 00 min. 50 sec. W 3080.52 feet to an iron pin; thence leaving the fence line at a point at the southeast corner of the Phillip L. Stinson property (Deed Book 4508, page 887, Register's Office for Davidson County, Tennessee); thence N 15 deg. 46 min. 44 sec. E 1040.31 feet to an iron pin; thence N 47 deg. 35 min. 08 sec. E 342.00 feet to an iron pin; thence S 66 deg. 34 min. 38 sec. E 80.00 feet to an iron pin; thence S 37 deg. 46 min. 37 sec. E 130.51 feet to an iron pin; thence N 64 deg. 42 min. 50 sec. E 77.00 feet to an iron pin; thence S 49 deg. 09 min. 25 sec. E 287.70 feet to an iron pin; thence S 68 deg. 06 min. 52 sec. E 226.80 feet to an iron pin; thence S 49 deg. 29 min. 52 sec. E 55.00 feet to an iron pin; thence along the fence line of the aforementioned W. R.

Culbertson property N 7 deg. 00 min. 08 sec. E 1100.40 feet to an iron pin being the point of beginning. The entire tract contains 51.18 acres, more or less.

Included in the above description but excluded there from in the following tract of land conveyed to Katherine H. Jones by deed of record in Book 6172, page 493, (Erroneously referred to as Book 8172, Page 493, in prior deeds) said Register's Office, to-wit:

Beginning at an iron pin lying in Joyce A. Moore, Jr. North line which was acquired in Book 5076, page 797, said Register's Office; thence with Moore and a fence N 86 deg. 00 min. 50 sec. W 1613.00 feet to a point; thence with Carl Stiddum property N 6 deg. 30 min. 54 sec. E 687.44 feet to a point; thence S 66 deg. 33 min 43 sec. E 464.37 feet to an iron pin; thence S 01 deg. 01 min. 35 sec. E 317.62 feet; thence S 63 deg. 04 min. 25 sec. E 130.92 feet to an iron pin; thence S 27 deg 09 min. 02 sec. W 99.48 feet to an iron pin; thence S 66 deg. 36 min. 36 sec. E 331.21 feet to an iron pin; thence S 49 deg. 15 min. 44 sec. E 337.06 feet to an iron pin; thence N 19 deg. 23 min. 08 sec. E 62.96 feet to a point; thence S 41 deg. 56 min. 50 sec. E 122.70 feet to a point; thence S 62 deg. 42 min. 50 sec. E 64.90 feet to the beginning and containing 14.42 acres.
Being the same property conveyed to Timothy L. Dobbins, a married man by Warranty Deed from James F. Digby and wife, Cynthia J. Bedore, dated 03/30/2012 and recorded 04/04/2012, of record in Instrument 201204040028562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blackneck Farm, LLC, a Tennessee limited liability company by Quitclaim Deed from Timothy L. Dobbins, dated 05/30/2014 and recorded 06/18/2014, of record in Instrument 201406180053396, 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 ☒ 14141 Old Hickory Boulevard, Antioch, TN 37013

(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 11th day of March, 2021 .

Blackneck Farm, LLC

By: _____
Timothy L. Dobbins
Its: Sole Member

_____
Timothy L. Dobbins, individually

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 Timothy L. Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Blackneck Farms LLC, a Tennessee limited liability company and that is he authorized to execute this instrument on its behalf.

Witness my hand and Official seal this 11th day of March, 2021.

Notary Public:
My Commission Expires: 8/15/21

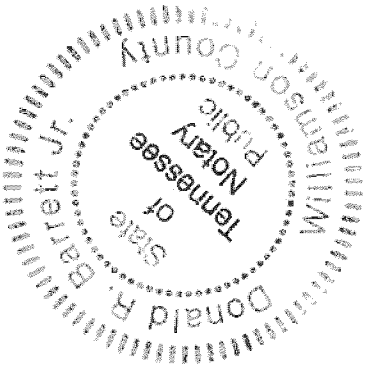


State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Timothy L. Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 2021.

Notary Public:
My Commission Expires: 8/15/21



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

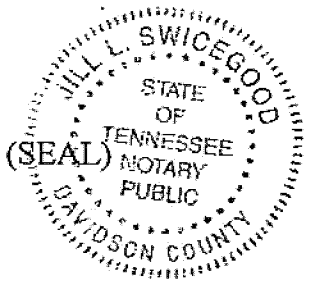
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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