Karen Johnson Davidson County
Batch# 623770 DEEDWARR
04/28/2021 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20210428-0056438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 4-17-23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eliseo Tovar Tovar and Gloria Tovar	New Owner	18200006300
(NAME) 13609 Old Hickory Boulevard	(NAME) " "	
(ADDRESS) Nashville, TN 37013	(ADDRESS) " "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

RICHARD MCADAMS,

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

ELISEO TOVAR TOVAR AND GLORIA TOVAR, Husband and wife ~~**A MARRIED COUPLE,**~~

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:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 13609 Old Hickory Boulevard, Nashville, TN 37013

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 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 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

Witness my/our hand(s) this 20th day of April, 2021

LT&E File #17819

Richard McAdams by J. Trent Lehman, his Attorney-In-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **J. Trent Lehman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Richard McAdams** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Richard McAdams.**

Witness my hand and official seal this 20th day of April, 2021

Krysta Laird 11/5/24
Notary Public
MY COMMISSION EXPIRES:

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **J. Trent Lehman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as her/his free act and deed.

Witness my hand and official seal this 20th day of April, 2021

Krysta Laird 11/5/24
Notary Public
MY COMMISSION EXPIRES:

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #17819

Exhibit "A"

Land in Davidson County, Tennessee, being in the 5th, formerly the 6th District of said Civil District of said County and State, being Tract No. 7 on the survey for the Division among the heirs of the D.S. Smith Farm, and described according to said survey made by Geo. W. Watkins, Surveyor, November 28, 1952 as follows:

Beginning at a point 1084 feet south of an old stone wall along the north margin of Wrenco, Cain Ridge Road, now known as Old Hickory Boulevard, being the SE corner of the property conveyed to Harvey C. Smith, thence southerly 1096 feet to the NE corner of a 1-acre cemetery lot; thence with the same, N 89° 45' W 205 feet; thence southerly 212 feet to a point in the north line of the Covington property; thence westerly 226 feet to a point, the SE corner of Tract No. 6 conveyed to Creola Smith Walkup; thence with her line, N 3° 15' E 1306 feet to a point at the SW Corner of the Harvey C. Smith property above mentioned; thence with his line, S 89° 45' E 433 feet to the beginning, containing 12 acres, more or less. Together with an easement and right of way over and across the following described property: Being a part of Tract No. 2 on the survey for the Division among the heirs of the D.S. Smith Farm, and described according to said survey made by George W. Watkins, Surveyor, November 26, 1952, as follows:

Beginning at a point in an old stone wall along the north margin of Wrenco, Cane Ridge Road, now Road, now know as Old Hickory Boulevard, said point being the NW corner of the property conveyed to Harvey C. Smith by deed form Matilda P. Smith, as of record in Book 2856, page 167, Register's Office for said County; thence S 86° 20' E 20 feet to a point; thence southerly 1110 feet, more or less, to a point, which is on the south boundary of the tract of land belonging to Harvey C. Smith hereinabove described; thence N 89° 45' W 20 feet to a point; which is the SW corner of the property belonging to Harvey C. Smith; thence N 3° 15' E 1110 feet to the beginning.

Being the same property conveyed to Richard McAdams by Deed dated August 20, 2015 from Richard T. Resha, Jr., recorded August 24, 2015, in Instrument Number 20150824-0085110, in the Official Records of Davidson County, Tennessee.

LT&E File #17819

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)