Karen Johnson Davidson County
Batch# 625963 DEEDWARR
04/29/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20210429-0057846

ADDRESS NEW OWNERS and
SEND TAX BILLS:
EPIFANIO URDIERA and
BICELIA REYES
3870 Scotwood Dr
Nashville, TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
4-0-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHELA CURTIS , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to EPIFANIO URDIERA and wife, BICELIA REYES, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, said tract of land being in the westerly portion of that property which was conveyed to Sue G. Suter and husband, Turner L. Suter, by Deed of record in Book 4550, Page 256, Registers Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly right-of-way of Highway No. 431, said iron pin being the southwest corner of Charles M. Johnson, et ux, appearing of record in Deed Book 6408, Page 285, Registers Office for Davidson County, Tennessee, and being the northwest corner of this tract of land and continuing as follows: thence with the southerly line of said Johnson S. 82° 45' 11" E. 735.11 feet to an iron pin being the southeast corner of said Johnson and being the northeast corner of this tract of land; thence S 4° 20' 20" W. 228.30 feet to an iron pin being the southeast corner of this tract of land; thence S 84° 56' 00" W. 624.79 feet to a fence post at an iron pin being the southwest corner of this tract of land in the easterly right-of-way of said Highway; thence with said right-of-way N 16° 12' 41" W. 236.44 feet to a point; thence N 9° 02' 05" W. 150.38 feet to the point of beginning, containing 4.72 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated October 23, 1984.

Being the same property conveyed to Shela Curtis by Quitclaim Deed from Dan L. Stockmeyer, dated August 3, 2018, recorded on August 8, 2018, in Instrument No. 20180808-0077851, Registers Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 8330 Whites Creek Pike, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenants with GRANTEES that she is 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 as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 26 day of February, 2021.

Shela Curtis by Charles McCurtis attorney in fact

SHELA CURTIS by CHARLES M. CURTIS, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, CHARLES M. CURTIS, 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 SHELA CURTIS as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said SHELA CURTIS.

Witness my hand at office this 26 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $195,000.00.

Lakin Singleton
AFFIANT

Subscribed to and sworn before me, this the 26 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 10-24-2023

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Certificate of Authenticity

I, April G. Nichols, 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, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson