WARRANTY DEED

Karen Johnson Davidson County
Batch# 643825 DEEDWARR
05/25/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $366.30
20210525-0070754

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/21/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3875

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luis Manuel Valencia Martinez	SAME	016-00-0-044.00
0 Crocker Springs Road		
Goodlettsville, TN 37072		

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,

Judy Tallent Newlin

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis M. Valencia Martinez

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

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Northeast corner of this tract, said pin also being the North West corner of the Claude Wair, Jr. tract as of record in Book 7723, page 314, Register's Office, Davidson County, Tennessee; thence South 42 degrees 15 minutes 13 seconds East 245.60 feet to an iron pin; thence South 38 degrees 34 minutes 24 East West 3081.68 feet to an iron pin; thence North 85 degrees 04 minutes 24 seconds West 664.97 feet to an iron pin; thence North 43 degrees 40 minutes 06 seconds 3503.11 feet to the point of beginning, said tract containing 29.43 Acres, more or less.

There is included, an ingress and egress easement described as follows:

Beginning at an iron pin in the southeast corner of said tract; thence South 43 degrees 39 minutes 42 seconds West 53.32 feet to an iron pin; thence north 41 degrees 55 minutes 30 seconds West 555.05 feet to an iron pin; thence North 38 degrees 3 minutes 24 seconds East 50.65 feet to an iron pin; thence South 42 degrees 15 minutes 13 seconds East 559.32 feet to the point of beginning.

Being a portion of the same property conveyed to Harry Newlin and wife, Dorothy Newlin, by Deed from Harry Newlin of record in Book 7772, Page 601 Register's Office for Davidson County, Tennessee, dated February 08, 1989 and recorded on February 15, 1989.

Dorothy Newlin, having died on June 17, 1996, her interest in said property vesting in Harry Newlin as surviving tenant by the entirety.

Harry Newlin, having died on December 25, 1998, leaving Last Will and Testament filed, Will Book 225, Page 186, for Probate in Docket No. 99P-87, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Daniel Victor Willis is named as Executor of the Estate of Harry Newlin, deceased.

Being a portion of the same property conveyed to Harry Alvin Newlin and Dorothy Helen Willis by Executor's Quitclaim Deed from Daniel Victor Willis, Executor of the Estate of Harry W. Newlin, deceased, of record in Book 11512, Page 930, Register's Office for Davidson County, Tennessee, dated May 29, 1999 and recorded on June 04, 1999.

Being the same property conveyed to Harry Alvin Newlin by Partition Deed from Dorothy Helen Willis of record in Instrument No. 20110329-002406 Register's Office for Davidson County, Tennessee, dated March 07, 2011 and recorded on March 29, 2011.

Harry Alvin Newlin, having died on October 8, 2019, his interest in said property vesting in his heir at law, Judy Tallent Newlin, as shown in Case No. 82672-3, Chancery Court (Probate) for Knox County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 0 Crocker Springs 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 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.

Witness my hand on May 21, 2021}.

Judy Tallent Newlin

Judy Tallent Newlin

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, a Notary Public of said County and State, Judy Tallent Newlin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 21, 2021.

Notary Public

My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

File #: 2021-3875

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

