WARRANTY DEED

Karen Johnson Davidson County
Batch# 643999 DEEDWARR
05/25/2021 02:57:44 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210525-0070974

DM-SB-CR-21-3832

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin M. Amaral and Laura J. Amaral	**New Owner**	
(NAME)	(NAME)	**054 13 0 048.00**
2175 Neelys Bend Rd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **ROY DALE AND LISA DALE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN M. AMARAL AND LAURA J. AMARAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Southeast part of Lot No. 3 on the Map of R. D. Stanford, Subdivision of Lot No. 16-Sec. 1, Dabbs & Elliott Tract of record in Plat Book 843, Page 79, of the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument at the original corner of Lots Nos. 16 and 17 in the Easterly land of Concrete Drive or Old Hickory Boulevard, being the Southwest corner of Lot No. 3; thence with the line between Lot No. 3 and Lot No 17 North 61° East, 142.06 feet to a point; thence Northwesterly 79 feet to a point which is 20 feet from one common corner of Lots Nos 2 and 3; thence Westerly along the Southerly line of the R.K. Jackson lot to the Easterly margin of the Concrete Drive or Old Hickory Boulevard; thence with the line of the same South 48°29' 85 feet to the point of beginning.

Being the same property conveyed to Roy Dale and Lisa Dale, husband and wife, by Warranty Deed from Carol Elaine Tuberville, unmarried, of record in Instrument No. 20160920-0098805, in the Register's Office of Davidson County, Tennessee, dated September 15, 2016 and recorded on September 20, 2016.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. D. Stanford, Subdivision of Lot No. 16-Sec. 1, Dabbs & Elliott Tract, as recorded in Plat Book 843, Page(s) 79.
- Easement for Telephone Lines, recorded in Book 924, Page 121.
- Easement for Reservation of Sewer Rights, recorded in Book 972, Page 205.
- Easement for Right of Way Deed for Highway Purposes, recorded in Book 4960, Page 1.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8980, Page 25.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3832 Old Hickory Blvd, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parce of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and 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), 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 the 21st DAY OF MAY, 2021.

Roy Dale

Lisa Dale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY DALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA DALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212