Karen Johnson Davidson County
Batch# 649237 DEEDWARR
06/03/2021 02:55:35 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20210603-0074870

This Instrument Prepared By:
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652 (BSL)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Gamaliel Chavez Martinez, et ux 139 Chaney Blvd Lavergne, TN 37086	Owner	Map 183 - Parcel 150.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 150,000.00 .

Barbara S. Lamb State of Tennessee Notary Public Williamson County

Gamaliel Chavez Mtz
Affiant

My Commission Expires:
December 15, 2021

Subscribed and sworn to before me this 27th day of May, 2021.

Barbara S. Lamb
Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I,** Paul Harris Tune, Trustee , Paul Harris Tune Revocable Living Trust Agreement dated June 18, 2009 ("Grantor") by these presents do hereby transfer, and convey to Gamaliel Chavez Martinez and Antonia Villeda Mendoza ("Grantees") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being part of a tract of land located in Davidson County, Tennessee described in a boundary survey for Lucien H, Burkitt and A. J. Burkitt, prepared by Tucker and Associates, dated June 26, 1987, and more particularly described as follows:

Beginning at an iron pin set in Old Hickory Blvd in the area where Battle Road joins Old Hickory Blvd; thence South 86 degrees 46 minutes 23 seconds East 306.81 feet to a point to an iron pin; thence South 41 degrees 12 minutes 47 seconds East 408.05 feet an existing iron pin; thence North 82 degrees 42 minutes, 41 seconds West 228.98 feet to an iron pin at the corner of a building identified on the Kevin Tucker and Associates survey as a tool shed; thence from that point North 76 degrees 25 minutes 12 seconds West 381.37 feet to an iron pin in the apparent right of way of Battle Road; thence North 6 degrees 17 minutes 15 seconds East 206.88 feet to the point of the beginning; containing 2.57 acres of land, more or less.

Being the same property conveyed to Paul Harris Tune, Trustee of the Paul Harris Tune Revocable Living Trust Agreement, Dated June 18, 2009 from Paul Harris Tune and wife Sara Tune, by deed of record as Instrument No. 20090629-0060263, Register's Office for Davidson County, Tennessee.

This is an unimproved tract of land identified as 205 Battle Road, Davidson County, TN.

This conveyance is subject to: Property Taxes for 2021 and subsequent years to the Trustee for the Metropolitan Government for Nashville and Davidson County, Tennessee, not yet due and payable.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Gamaliel Chavez Martinez and Antonia Villeda Mendoza, their heirs and assigns forever.

AND the Grantor does hereby covenant with Gamaliel Chavez Martinez and Antonia Villeda Mendoza that he, as Trustee, is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs, successors or assigns to warrant and forever defend the title to the said real property to the said Gamaliel Chavez Martinez and Antonia Villeda Mendoza, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 27th day of May, 2021.

GRANTOR:

PAUL HARRIS TUNE, Trustee of the
Paul Harris Tune Revocable Living Trust Agreement,
dated June 18, 2009

STATE OF TENNESSE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, BARBARA S. LAMB, a Notary Public in and for said State and County, the within named PAUL HARRIS TUNE, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the trustee of the Paul Harris Tune Revocable Living Trust Agreement dated June 18, 2009, within named bargainor, and that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 27th day of May 2021.

My Commission Expires:

December 15, 2021

Notary Public

