Prepared by: Dawna Leslie, 6312 Lake Rd., Joelton TN 37080

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WARRANTY DEED

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This Indenture, made and entered into this 24th day of June, 2021 by and between Dawna Leslie, and Eric Botello his heirs and assigns, party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Fifty Dollars ($50.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Situated in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center line of the Ridge Road, where the same is intersected by the W. line of the Demonbreum Rd; thence with the west Margin of the Demonbreum Rd. South 14 degrees West 210 feet; thence in a easterly direction 210 ft. to a point; thence in a northerly direction 210 feet to a point in the center of the Ridge Rd; Thence with the center of the Ridge Rd. in a westerly direction 210 ft to the point of beginning, containing by estimation 1 acre, or less. Legal description as pursuant to Sellers Affidavit field of record November 12th 2015 as Instrument No. 20151012-0103593, in the Registers Office for Davidson County, Tennessee.

Property Address: 5315 Ridge Rd.
Joelton Tn. 37080

Owners Name: Eric Botello

Owners Address: Same

Send Tax Bill To: Eric Botello
5315 Ridge Rd.
Joelton Tn. 37080

Parcel No: 028000038000

Karen Johnson Davidson County
Batch# 664575 DEEDWARR
06/24/2021 12:18:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210624-0085863

Being the same property conveyed to Dawna Leslie, by Deed of Trust from Jill Andrea Bradley dated October 12th 2015, and recorded at Instrument No. 20151012-0103593 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD: the aforesaid real estate, together with all the appurtenances, and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his heirs and assigns in fee simple forever.

PICK U

T.A.I.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also subject to any state of facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party(ies) of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under her but no further or otherwise.

WITNESS my hand this 24th day of June, 2021.

Dawna Leslie

Dawna Leslie

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STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawna Leslie, the bargainer, proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee.
This 24th day of June, 2021

Notary Public

TAYLOR JAMES GENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

My commission expires: 7-3-23

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I, or we, Hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $50.00, which amount is equal to or greater than the amount which the the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50 , **Affiant**
Subscribed and sworn before me this the
24 **Day of** June , 2021.
Bonds Wes , **Deputy Register**