Karen Johnson Davidson County
Batch# 685052 DEEDWARR
07/28/2021 10:21:34 AM 4 pgs
Fees: $23.00 Taxes: $1,942.13
20210728-0101383

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-4571

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of July, 2021

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Ayala and Maria Ayala 5070 Clarksville Highway Whites Creek, TN 37189	New Owner _____	039-00-0-077.00 039-00-0-076.00 039-00-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Edwin T. Wheatley, Sr, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Ayala and Maria Ayala, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE
Lying in Davidson County, Tennessee, and being described according to a boundary survey by Hart-Freeland-Roberts, Inc., Job No. 2000115, dated May 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin set in the Easterly right-of-way of Clarksville Pike, (US 41A) at the Northeasterly corner of the Robert E. Sellers, et ux property, record in Deed Book 9014, Page 71, and being the Southwesternmost corner of this tract; thence with said right-of-way, North 30 degrees 34 minutes 16 seconds West 257.06 feet to an iron pin found,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JSB BR 2/5070

being the Southwestemmost corner of the Elizabeth T. Hazelwood property of record in Deed Book 7894, Page 17, RODC; thence with the Southerly line of the Hazelwood Property, North 61 degrees 38 minutes 46 seconds East 261.46 feet to an iron pin set; thence North 16 degrees 23 minutes 14 seconds West 299.70 feet to a corner in common with said Hazelwood, the David E. Eidson property, of record in Deed Book 7964, Page 715, RODC, the Candance Hazelwood property of record in Deed Book 2928, Page 583, and the George Hazelwood, et ux property, of record in Deed Book 1835, Page 350, RODC; thence with the Southerly line of the said George Hazelwood property, North 24 degrees 48 minutes 39 seconds East 17.00 feet to an iron pin set; thence North 44 degrees 18 minutes 39 seconds East 175.00 feet to an iron pin set; thence North 72 degrees 03 minutes 39 seconds East 290.00 feet to an iron pin set; thence North 00 degrees 18 minutes 39 seconds East 375.05 feet to an iron pin set, further being a corner in common with said George Hazelwood property and the Joseph & Wendy Ingram property, of record in Deed Book 11428, Page 572, RODC; thence with the Southerly line of the said Ingram property, North 42 degrees 39 minutes 55 seconds East 164.56 feet to an iron pin set; thence North 37 degrees 49 minutes 55 seconds East 198.00 feet to an iron pin set; thence North 39 degrees 49 minutes 55 seconds East 165.00 feet to an iron pin set; thence North 48 degrees 49 minutes 55 seconds East 115.50 feet to an iron pin set; thence North 55 degrees 42 minutes 32 seconds East 520.16 feet to an iron pin set in the Westerly line of the Reece H. Thompson Trust property; of record in Deed Book 8672, Page 128, RODC; thence with said Westerly line South 43 degrees 16 minutes 56 seconds East 86.48 feet to an iron pin found; thence South 28 degrees 13 minutes 19 seconds East 379.65 feet to an iron pin found; thence South 03 degrees 17 minutes 45 seconds West 989.85 feet to an iron pin found in the Northerly line of the Reece H. Thompson Trust, of record in Deed Book 8635, Page 17, RODC; thence with the Northerly line of said Thompson Trust property, North 85 degrees 45 minutes 05 seconds West 614.20 feet to an iron pin found; thence South 07 degrees 26 minutes 49 seconds West 362.26 feet to an iron pin found, in the Northerly line of the Sarah E. Todd property, of record in Deed Book 11382, Page 466, RODC; thence with the Northerly line of said Todd property, North 85 degrees 39 minutes 27 seconds West 155.25 feet to a tree with fencing; thence South 87 degrees 47 minutes 36 seconds West 29.77 feet to an 18 inch hickory tree; thence South 62 degrees 33 minutes 26 seconds West 437.36 feet to an iron pin found, being a corner in common with the said Todd property and the aforementioned Sellers, et ux property, thence South 61 degrees 57 minutes 00 seconds West 257.37 feet to the point of beginning and containing I,557,128 square feet or 35.747 acre, more or less.

TRACT TWO
Lying and being in the Fourteenth Civil District of Davidson County, Tennessee, and being Lot No. 3 on the Plan of the J.M. Mayo Lands, of record in Book 35, Page 98, in the Register's Office of Davidson County, Tennessee, and described according to a survey made by H. Gee, dated January 18, 1961 , as follows:

BEGINNING at a point in the center of Clarksville Highway at the Southwest corner of the property conveyed to Ruth Lish and husband from J.F. Hazelwood and wife, of record in Book 1555, Page 289, RODC; thence with said Lish's line North 72 degrees East 115.5

feet, North 35 degrees 45 minutes East 130 feet and North 26 degrees 20 minutes East 115.5 feet to an iron pin; thence South 15 degrees 25 minutes East 299.7 feet to an iron pin; thence South 62 degrees 35 minutes West 260 feet to the center of said Highway; thence the same North 27 degrees 41 minutes West 185.1 feet to the beginning.

Being the same property conveyed to Edwin T. Wheatley, Sr., and wife, Quend L. Wheatley by Warranty deed from Candace Elizabeth Hazelwood and Lorena Fugua and Louise Chester and Ricky Hazelwood, Linda Fertitta, Carmen Jones and Louise Hazelwood, the only Heirs-at-law of record in Instrument No. 20000515-0048885 Register's Office for Davidson County, Tennessee, dated May 12, 2000 and recorded on May 15, 2000. (Value of consideration shown in aforementioned deed $142,000.00.) (Tract 1).

Being the same property conveyed to Edwin T. Wheatley by Warranty Deed from Louise Chester, Linda Fertitta, Lorena Hurt Fuqua, Carmen Jones and Rick Hazlewood, sole heirs at law of Elizabeth Candace Hazlewood and Willie Mai Hazlewood of record in Instrument No. 20030904-0128559 Register's Office for Davidson County, Tennessee, dated April 17, 2003 and recorded on September 04, 2003. (Value of consideration shown in aforementioned deed $81,500.00.) (Tract II).

Being the same property conveyed to Edward T. Wheatley, Sr., an unmarried man by Quitclaim Deed from Quenda L. Wheatley, an unmarried woman of record in Instrument No. 20200121-0006735 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 21, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 5070 Clarksville Highway, Whites Creek, TN 37189

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 23rd day of July, 2021.

Edwin T. Wheatley, Sr

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin T. Wheatley, Sr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of July, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

WARRANTY DEED