Name and Address of New Owner:
Brentwood Concrete LLC
408 Springer Court
Brentwood TN 37027
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 700371 DEEDWARR
08/18/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210818-0111809

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14816007400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Oscar Santes-Garcia, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brentwood Concrete LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, and being bounded and described as follows to-wit:

Commencing at a point in the Northerly right of way margin of Antioch Pike and the Easterly margin of an 18 foot alley; thence leaving the right of way of Antioch Pike, North 16 degrees 25' East, 256.49 feet to a point; thence North 49 degrees 30' East, 120.87 feet to a point; thence South 37 degrees 10' East, 70.87 feet to a point; thence South 47 Degrees 00' 52" West, 50.25 feet to a point; thence South 9 degrees 17' 23" West, 122.17 feet to a point; thence South 22 Degrees 49' 11" West 160.0 feet to a point in the Northerly margin of Antioch Pike; thence with said margin, North 69 Degrees 30' West 93.13 feet to the point of beginning, said tract containing 0.69 acres, more or less.

Included in the above description, but excluded from this conveyance is that parcel of land Quitclaimed to Richard C. Wallace by Instrument of record in Book 8114, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oscar Santes-Garcia, a unmarried man by Warranty Deed from Mitchell Whitson dated May 26th 2016 and recorded May 31st 2016 record in Instrument No. 20160531-0054654 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2390 Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2021.

_____(SEAL)
Oscar Santes-Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2021, before me personally appeared **Oscar Santes-Garcia**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Public
My commission expires:_____
File No. 21-2173

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/28/21 (date of document).

Connie Taylor
Affiant Signature

6/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

