Karen Johnson Davidson County
Batch# 700421 DEEDWARR
08/18/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210818-0111877

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jesus Esparza Rodrigues	**NEW OWNER**	**18200006400**
13585 Old Hickory Blvd	3828 Sam Bonney Dr	
Antioch, TN 37013	Nashville, TN 37211	

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 ACKNOWLEDGE, WE,

Alvaro Balderas-Martinez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesus Esparza Rodrigues, unmarried

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:

Land in Davidson County, Tennessee, described as follows to wit:

Being property situated along the Southerly margin of Old Hickory Boulevard in the 2nd Civil District of Davidson County, Tennessee. Said property being known as Job #14040 and more particularly described according to a survey made by Vester Land Surveying on September 2, 2014, as follows:

Beginning at a concrete monument old in the Southerly margin of Old Hickory Boulevard, Said monument being the Northeast corner of the property conveyed to David Lee Neely and wife, Patricia Ann Neely, by deed of record in Book 7805, Page 922, R.O.D.C., TN and the Northwest corner of the herein described tract. Thence with the margin of said road South 85° 55' 49" East, a distance of 223.81 feet to an iron pin old. Said pin being the Northwest corner of the property conveyed to Nicole Goeser by Document #20110524-0039772 R.O.D.C., TN. Thence leaving the margin of said road with the line of Goeser South 03° 19' 53" West, a distance of 1023.54 feet to an iron pin old in a fence; Thence with the line of Steve Eatherly (Document #20121228-0120237 R.O.D.C., TN) North 89° 49' 13" West, a distance of 222.77 feet to an iron pin old at a comer post; Thence with the line of Neely North 03° 15' 25" East, a distance of 1038.67 feet to the point of beginning. Containing 5.28 acres more or less.

The above described property is subject to an easement for a bam encroachment being described as follows:

Beginning at a concrete monument old in the Southerly margin of Old Hickory Boulevard, said monument being the Northeast corner of the property conveyed to David Lee Neely and wife, Patricia Ann Neely by deed of record in Book 7805, Page 922, R.O.D.C., TN. Thence South 3° 15' 25" West, a distance of 377.02 feet to the true point of beginning; thence South 61° 57' 12" East, a distance of 35.17 feet to a point; thence South 27° 22' 49" West, a distance of 78.12 feet to a point; thence North 03° 15' 25" East, a distance of 86.04 feet to the point of beginning. Containing 0.03 acres or 1373.5 square feet more or less.

Being the same property conveyed to Alvaro Balderas-Martinez, by Warranty Deed from Raymond Hayden Smiley, Stephen T. Smiley, Anthony H. Smiley, Kimberly D. Phillips, Betty Elaine Smith, Dorothy Ann Smith, Phillip C. Smith, Jeremy Daniel Smith And Megen Rae Smith, dated April 7, 2015, of record in Instrument No. 20150409-0031400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 13585 Old Hickory Blvd, Antioch, TN 37013.

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 do 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 in 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.

Alvaro Balderas Martinez Date: 8/16/21
Alvaro Balderas-Martinez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alvaro Balderas-Martinez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Certificate of Authenticity

I, Anna Rowland, 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

8/16/21.
Date

Affiant Signature

8/16/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of August, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

