This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Karen Johnson Davidson County
Batch# 719259 **DEEDWARR**
09/17/2021 01:28:42 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210917-0125343

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant
Sworn to and Subscribed before me on this
The 17th day of September, 2021.

CANDACE Y BURNETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH-02-2024

NOTARY PUBLIC
My Commission Expires: 3-2-2024

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Norma L. Suazo Galeano Paublo Trochez	SAME	156-065.00
5981 Temple Rd.		
Nashville, TN 37203		

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, **Doris E. Ryan, also known as Dorris E. Ryan, and wife, Joyce E. Ryan**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Norma L. Sauzo Galeano and Paublo Trochez, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in both Davidson County and Williamson County, Tennessee, being more particularly described as follows:

Being a tract lying partly in the 6th Civil District of Williamson County, and partly in the 9th Civil District of Davidson County, more fully described in the deed of record in Deed Book 139, page 155, Register's Office for Williamson County and in Book 3966, page 525, Register's Office for Davidson County, as follows:

BEGINNING at an iron pin in the east margin of Temple Road said pin being 200 feet in a northerly direction from Chaffin's northwest corner of a 5 foot strip of land (said strip being in the north edge of Asbury Drive); thence with the east margin north 9° east 200 feet to an iron pin; thence with the following lines, north 85-1/4° east 707.8 feet; south 9° west 200 feet; and south 85-1/4° west 707.8 feet to the point of beginning, containing 3.25 acres, more or less, according to a survey made by C. K. McLemore on October 29, 1965.

Being the same property conveyed to Doris E. Ryan and wife, Joyce E. Ryan by Warranty Deed from Frank Hoover Hindsley and wife, Jo Ann M. Hindsley, dated 09/29/1971 and of record in Book 4541, Page 397, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Doris E. Ryan and wife, Joyce E. Ryan by Warranty Deed from Frank Hoover Hindsley and wife, Jo Ann M. Hindsley, dated 09/29/1971 and of record in Book 183, Page 135, Register's Office for Williamson County, Tennessee.

This is the same description as the previous deed of record. The said Doris E. Ryan and Dorris E. Ryan are one and the same person.

This is improved property known as 5981 Temple Road, Nashville, Tennessee 37221

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 is unencumbered except for (1) 2021 Davidson County Taxes are a lien which have been prorated between the parties; (2) Subject to right-of-way for public road(s).

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of September, 2021.

Dorris E. Ryan, a/k/a Doris E. Ryan

Joyce E. Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Dorris E. Ryan, also known as Doris E. Ryan, and Joyce E. Ryan**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2021.

NOTARY PUBLIC
My Commission expires: 3-2-2024

CANDACE Y BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH-02-2024