21-4110

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE

Karen Johnson Davidson County
Batch# 729988 DEEDWARR
10/04/2021 03:38:32 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20211004-0133397

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **720,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/30/2021**.

Notary Public

MY COMMISSION EXPIRES: 2/22/22
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Rodriguez and Simona Gomez	**Regions Bank d/b/a Regions Mortgage**	**137-00-0-097.00**
(NAME) **3150 Hobson Pike**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) **Hoover, AL35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher N. Stephens and Suzanne Elizabeth Stephens, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Rodriguez and Simona Gomez, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: LAND lying in the 4th Civil District of Nashville, Davidson County, Tennessee being Lot No. 1 of the Boner Heris Subdivision of record in Book 8250, Page 824, Register's Office for Davidson, County, Tennessee to which reference is her made for a more particular description.

AND

TRACT 2: A tract or parcel of land lying in the 12th Councilmanic Districtof Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way margin of Hobson Pike, approximately 40' from centerline of same, end being the northwest corner of the David W. Burroughs, et ux property as of record in Deed Book 8717, page 293L Register's Office of Davidson County, Tennessee (RODC.TN), and the southwest corner of the Alan and Lisa Larson property as of record in instrument #20010803-831 12, and in Plat Book 8250, page 105, RODC,TN.
Thence with said Larson property, South 79'14'13" East, a distance of 348.09 feet to on iron rod found at the Two Point of Beginning; Thence continuing with said Larson property, North 07'31'23' East, a distance of 143.09 feet to an iron rod found at a southerly corner of the Christopher Stevens property as of record In Deed Book 10801, page 177, and in Plat Book 8250. page 824, RODC, TN;
Thence with said Stevens property the following calls:
South 82'36'41" East, a distance of 157.70 feet to an iron rod found;
North 07'08'32" East, a distance of 181.00 feet to an iron rod set:
North 11'53'26" East, a distance of 102.70 feet to an iron rod found at the southeast corner of the Dallas L and MarrBeth Brasswell property as of record in Instrument #20020517-60665, and in Plat Book 8250, page 824, RODC,TN;
Thence with said Brasswell property the following calls:

North 11'38'57" East, a distance of 134.60 feet to an iron found:
North 74'40'53' East, a distance of 80.52 feet to an iron rod found;
North 14'36'00" East, a distance of 167.58 feet to a concrete monument found at a westerly corner of the United States of America (J. Percy Priest Reservoir) property;
Thence with said United States of America property the following calls:
South 33'55'52" East. a distance of 512.59 feet to a steel post with cap found;
South 56'17'51" West, a distance 375.02 feet to a steel post with cap found:
South 09'25'35" West, a distance of 401.52 feet to a concrete monument found at the northeast corner of the James H. Rowlett, et ux property, as of record in Deed Book 2706, page 469, RODC,TN.
Thence with said Rowlett property the following calls:
North 38'06'38' West, a distance or 203.75 feet to an iron rod set:
North 81'13'02" West, a distance of 65.00 feet to an iron rod found at the northeast corner of the Donell B. and Jessie R. Ellis property, as of record In Deed Book 3460, page 327, RODC.TN:
Thence with said Ellis property North 81'13'02" West, a distance of 102.19 feet to on iron rod set;
Thence with a new line severing the David W. Burroughs. et ux properly as of record in Deed Book 8717, page 293, RODC. TN. North 07'31'23" East, a distance of 127.82 feet to the True Point of Beginning, containing 5.98 acres. more or less. and being a portion of the same property conveyed to David W. Burroughs, et ux, by William J. Taylor, as or record in Dead Book 8717, page 293, RODC. TN.

Being the same property conveyed to Christopher N. Stephens, his heirs, successors or assigns by Deed dated August 6, 2009 from Pamela Ann Nave Stephens, recorded August 7, 2009, in Instrument Number 20090807-0074531, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3150 Hobson Pike, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **September, 2021**.

Christopher N. Stephens

Suzanne Elizabeth Stephens

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Christopher N. Stephens and Suzanne Elizabeth Stephens**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **September, 2021**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22