Karen Johnson Davidson County
Batch# 736567 DEEDWARRSP
10/14/2021 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $956.45
20211014-0138474

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

35029-1B
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Leonel Carmona 600 Waywood Circle Antioch, TN 37013	New Owner	17500001200

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William D. Yeargin, Jr. and wife, Paula J. Yeargin** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Leonel Carmona** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being the same property conveyed to William D. Yeargin, Jr. and wife, Paula J. Yeargin by Warranty Deed dated April 8, 1976 from Lytle C. Jackson and wife, Hazel Jackson, of record in Book 5014, page 290, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12 day of October, 2021.

William D. Yeargin, Jr.

Paula J. Yeargin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William D. Yeargin, Jr. and wife, Paula J. Yeargin, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of October, 2021.

LINDSEY BARBER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 08/28/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,500.00.

Affiant

Subscribed and sworn to before me this
13 day of October, 2021.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2024

EXHIBIT A
Legal Description

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center line of Old Hickory Boulevard, the Southeast corner of tract conveyed to C. W. Mitchell and wife, Lelia Harlan Mitchell by J. E. Nance, Jr. and wife, Hilda Baker Nance, by Deed of record in Book 1235, page 79, Register's Office for Davidson County, Tennessee; running thence North 72 degrees 40' West 185.72 feet to a point in the center of said Old Hickory Boulevard; thence North 17 degrees 20' East 606.6 feet to a stake in the northeastern boundary line of said tract conveyed by J. E. Nance, Jr. and wife, as aforesaid; thence South 52 degrees 45' East 157.2 feet to a post; thence South 57 degrees 35' East 150 feet to a post and rock, the northeast corner of said tract; thence South 29 degrees 5' West 525 feet to the point of beginning, containing 3 acres, more or less.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 17500001200. Current year taxes have been pro-rated between the parties and paid as part of closing.

3. Subject to the right-of-way of Old Hickory Boulevard.

4. Clearance permit to Southern Bell and Telegraph Company, of record in Book 1074, page 621, Register's Office of Davidson County, Tennessee.

5. Subject to the flow of any creek or stream across said property.

I, Andrew Wood, do hereby make oath that I am a licensed attorney and 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 October 13, 2021.

Andrew Wood, Esq.
Date: October 13, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 13, 2021.

Notary Public
My commission expires: July 3, 2023

