WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 09/02/2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

JM-BMK-21-13701

(AFF

Karen Johnson Davidson County
Batch# 737704 **DEEDWARR**
10/15/2021 11:13:54 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20211015-0138897

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zenaido Ambrosio Gutierrez and Viridiana Chavez Castro	**NEW OWNER**	
(NAME)	(NAME)	**182-00-0-053.00**
13701 Old Hickory Blvd	1417 RICE HILL CIRCLE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY ANTHONY PRICE AND WIFE, CAROL ANN PRICE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZENAIDO AMBROSIO GUTIERREZ AND VIRIDIANA CHAVEZ CASTRO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Being a tract of land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee being part of Lots Nos. 4, 5, 6, 7, 8, and 9 in the division of Lands of Joseph C. Nance, deceased, of record in Book M, page 703, County Court for said County, and being part of Lot No. 4 on the division of Patton land as made by an unrecorded survey of Stephen A. Draper, Surveyor, October 12, 1959, and said part of Lot No. 4 being designated at Tract A and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on February 24, 1972 as follows, to wit:

Beginning at a point in the Southerly margin of Hobson Pike, said point being the Northeasterly corner of the James Johnson property and the Northwesterly corner of the property herein conveyed, said point being 447 feet from the Southeast intersection of Whittamore Street and Hobson Pike measured along the Southerly margin of Hobson Pike; thence South 84 degrees 39 minutes East along the Southerly margin of Hobson Pike 192.9 feet to a point; thence South 4 degrees 12 minutes West 871.50 feet to a point; thence South 84 degrees 39 minutes East 100 feet to a point; thence South 4 degrees 12 minutes West 507.4 feet to a point; thence North 87 degrees West 335.4 feet to a point thence; North 4 degrees 12 minutes East 572.1 feet to a point; thence 84 degrees 30 minutes East 50 feet to a point thence North 3 degrees 09 minutes East 809.7 feet to the point of beginning, and containing 8 acres, more or less.

Being the same property conveyed to Harry Anthony Price and wife, Carol Ann Price by Warranty Deed from Michael L. Saunders and Sherry Saunders of record in Instrument No. 20101004-0078941 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 04, 2010.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Application for Greenbelt Assessment - Agricultural of record in Book 10413, Page 776, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **13701 Old Hickory Blvd, Antioch, Tennessee 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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2021.

Harry Anthony Price

Harry Anthony Price

Carol Ann Price

Carol Ann Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY ANTHONY PRICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL ANN PRICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212