Karen Johnson Davidson County
Batch# 740111 DEEDWARR
10/20/2021 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20211020-0140689

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13951-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~greater~~, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2021.

Notary Public
My Commission Expires: 10/7/2023

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Alcantar 5327 Swindle Road Whites Creek, TN 37189	New Owner P.O. BOX 819 Pleasant View TN 37146	22-169.00 22-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lisa L. Sutton, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John Alcantar, III, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PARCEL 1

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

Tract I:
Beginning at a concrete monument in the intersection of the easterly margin of Whites Creek Pike and the northerly margin of a 50 foot right-of-way known as Swindle Road; thence with the north margin of Swindle Road, North 58 degrees East 242 feet to a monument around a curve to the left having a radius of 861 feet, a distance of 198.74 feet to an iron pin and North 45 degrees 07 minutes 20 seconds East 138.64 feet to an iron pin, the beginning point and the southwest corner of the property herein conveyed; thence North 32 degrees West passing through an iron pin at 150 feet in all 499.35 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 232 feet to an iron pin; thence South 34 degrees 42 minutes 30 seconds East 435.06 feet to an iron pin in the north margin of Swindle Road; thence with the north margin of said road around a curve to the right having a radius of 721.68 feet to a monument and South 45 degrees 07 minutes 20 seconds West 140.32 feet to the beginning, according to a survey of M & K, Inc.

Tract 2:
Beginning at an iron pin in the north margin of Swindle Road, the same being the southeast corner of the tract described above and the southwest corner of the tract herein described; thence with the east line of the tract described above, North 34 degrees 42 minutes 30 seconds West 435.06 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 276.83 feet to an iron pin; thence South 33 degrees 56 minutes 48 seconds East 183.32 feet to an iron pin; thence South 64 degrees 21 minutes 21 seconds East 122.45 feet to an iron pin in the north margin of said Road; thence with the margin of said road around a curve to the right having a radius of 295.8 feet to a monument; thence South 29 degrees 51 minutes 58 seconds West 153.32 feet to a monument and

around a curve to the right having a radius of 721.68 feet to the beginning, according to a survey of M & K, Inc.

Being the same property conveyed to Lisa L. Sutton by Executor's Deed from Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson, dated April 29, 2019, recorded May 3, 2019, of record In Instrument No. 20190503-0041354, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5327 Swindle Road, Whites Creek, TN 37189**

PARCEL 2

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

BEGINNING at an iron pin in the centerline of a gravel road running generally in a northeasterly direction from Whites Creek Pike, the same being about 1270 feet from Whites Creek Pike; thence North 64° 21' 21" West 151.46 feet to an iron pin; thence North 33° 56' 48" West 139.48 feet to an iron pin; thence North 40° 39' 45" East 177.51 feet to an iron pin; thence South 42° 34' 25" East 80.11 feet to an iron pin; thence South 17° 44' 44" East 156.22 feet to an iron pin in the centerline of said gravel road; thence with the centerline of said gravel road, North 19° 03' 01" East 91.20 feet to an iron pin; North 10° 19' 39" East 66.07 feet to an iron pin; and North 36° 52' 22" East 140.91 feet to an iron pin; thence leaving said road and passing through a concrete monument, North 87° 57' 28" East 146.19 feet to an iron pin; thence South 38° 59' 11 East 123.84 feet to an iron pin; thence North 19° 52' 56" West 19.69 feet to an iron pin in Burton's line; thence with Burton's line, South 19° 52' 56° East 66 feet to an iron pin; South 32° 54' 25" West 145.26 feet to an iron pin; South 22° 09' 21" West 153.32 feet to an iron pin; thence South 22° 09' 21" West 63 feet to an iron pin; thence South 30° 59' 27" West 65.04 feet; thence South 61° 58' 12" West 26.47 feet to an iron pin; thence North 61° 18' 50" West 54.3 feet to an iron pin; thence North 35° 36' 42" West passing through a concrete monument 201.63 feet to the beginning, containing 4.1 acres more or less.

Included in the above Tract but specifically excluded from this conveyance are the following tracts:

LAND located in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Swindle Road, said pin being the original northwest corner of Lot No. 2 in the subdivision of the David Wade property of record in Plat Book 6900, page 129, Register's Office for Davidson County, Tennessee; thence North 72 degrees 59 minutes 27 seconds East 148.57 feet to an iron pin; thence South 37 degrees 00 minutes 52 seconds East 123.84 feet to an iron pin; thence South 19 degrees 52 minutes 56 second East 20.69 feet to an iron pin; thence South 21 degrees 51 minutes 15 seconds East 65.0 feet to an iron pin in a creek; thence along said creek, South 34 degrees 52 minutes 44 seconds West 75.26 feet to an iron pin; thence North 67 degrees 38 minutes 12 seconds West 288.31 feet to an iron pin in the easterly margin of Swindle Road; thence with the easterly margin of Swindle Road the following courses: along a curve to the right (I = 13 degrees 01 minutes 24 seconds; R = 220.45 feet) a distance of 50.11 feet to a concrete monument; along a curve to the left (I = 9 degrees 01 minutes 05 seconds; R = 362.14 feet) a distance of 57.0 feet to the point of beginning, containing 0.965 acres (42.035 square feet), more or less.

BEING Lot No. 1 on the Resubdivision of Lot 2 of the David Wade Subdivision, of record in Plat Book 6050, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Swindle and Donna Swindle by Deed of Record in Book 6632, Page 287, Register's Office for Davidson County, Tennessee.

BEING Lot No. 2 on the Resubdivision of Lot 2 of the David Wade Subdivision, of record in Plat Book 6050, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Joe L. Wall and H. Mike Suggs d/b/a J & M Investment by Deed of Record in Book 8037, page 406 Register's Office for Davidson County, Tennessee.
There is Included in this conveyance a 25-foot-wide easement for the westerly one-half of the herein described 50 foot right of way easement.

Being the same property conveyed to Lisa L. Sutton by Executor's Deed from Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson, dated April 29, 2019, recorded May 3, 2019, of record In Instrument No. 20190503-0041353, Register's Office for Davidson County, Tennessee.

This is unimproved real property on Swindle Road, Whites Creek, Tennessee 37189 (containing approximately .89 acres more or less).

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 14th day of October, 2021.

GRANTOR:

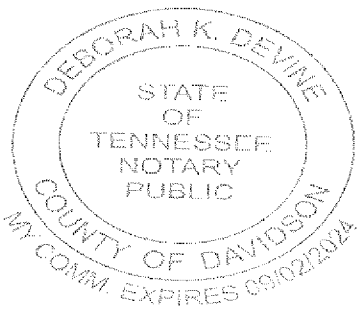
Lisa L Sutton

Lisa L. Sutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa L. Sutton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2021.



Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 10-14-2021 (date of document).

Affiant Signature

10-18-2021.
Date

State of Tennessee

County of Williamson

Sworn to and ~~subscribed~~ before me this 18th day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

