Karen Johnson Davidson County
Batch# 770287 DEEDWARR
12/08/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211208-0162847

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00

Jamaica Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/02/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DONE OGLESBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-1-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4684

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jorgeluis A. Aguayo and Nadia Shea Hilliard	Same as Owners	025-12-0-011.00
719 Dickerson Pike		
Goodlettsville, TN 37072		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Larry D. Irwin and Karen D. Irwin, as Tenants by the entirety

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorgeluis A. Aguayo and Nadia Shea Hilliard, a married couple

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly parts of Lots No. 9 and 10 on the unrecorded Plan of Lily Bell Farm, as surveyed by James A. Hamilton, Jr., April 5, 1982, and described according to a survey by John Kohl and Company, dated March 26, 1982, as follows:

Beginning at a point in the Westerly margin of Dickerson Pike, said point being the common front corners of Lots No. 8 and 9 on said unrecorded plan, and also being located 0.1 mile, more or less South of the Southwesterly intersection of Dickerson Pike and Shevel Drive; thence along the line between Lots No. 8 and 9, North 77 degrees 40 minutes West 409.5 feet to a point; Lots No. 10 and 11; thence along the line between Lots Nos. 10 and 11 in an Easterly direction 141.2 feet to a point; thence North 19 degrees 00 minutes East 85 feet, more or less, to a point; thence South 87 degrees 16 minutes East 88.2 feet, more or less, to an elm tree in the Westerly margin of Dickerson Pike; thence along the said margin of said Pike in a Northerly direction 100.0 feet to the point of beginning.

Being the same property conveyed to Larry D. Irwin, and Karen D. Irwin, as tenants by the entirety by Warranty Deed from James J. Webb of record in Instrument No. 20100604-0043516 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 04, 2010. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 719 Dickerson Pike Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 2, 2021.

Larry D. Irwin

Karen D. Irwin

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Larry D. Irwin and Karen D. Irwin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 2, 2021.

Notary Public

My Commission Expires: 4.23.25

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: 2021-4684

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Jamika Jones, 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 12/2/2021.

Date

Jamika Jones
Affiant Signature

12/06/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of DECEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY