WARRANTY DEED

Karen Johnson Davidson County
Batch# 771304 DEEDWARR
12/09/2021 03:21:42 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20211209-0163691

JM-BMK-21-5898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Monte Shane Yocom and Richard Lester Carrick	**NEW OWNER**	
(NAME)	(NAME)	**182-00-0-205.00**
5898 Cane Ridge Road		
(ADDRESS)	(ADDRESS)	
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, **NELSON A. TORRES AND GLORIA E. TORRES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONTE SHANE YOCOM AND RICHARD LESTER CARRICK, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 located in the 31st Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, described as follows to wit:

Beginning at a point in the approximate centerline of Cain Ridge Road, said point being the southwest corner of the herein described tract; THENCE, along the said centerline of Cain Ridge Road North 06 degrees 14 minutes 55 seconds East 200.00 feet to a point; THENCE, leaving the said centerline of said road and with a new line South 82 degrees 57 minutes 42 seconds East (passing through an iron rod situated on the approximate easterly margin of Cain Ridge Road at 25.00 feet) 1055.83 feet to an iron rod situated in the Western boundary of the William H. Grey, et ux property as evidenced in Book 6004, page 844 Register's Office Davidson County, Tennessee (RODC, TN); THENCE with the said Western boundary line of Grey South 07 degrees 29 minutes 00 seconds West 216.25 feet to an iron rod; said iron rod being situated 5' South of a woven wire fence line in the Northerly boundary line of the Cecil R. Nuckolls property as evidenced in Book 11119, page 785 RODC, TN; THENCE with the said Northerly boundary line of Nuckolls and generally with the said woven wire fence line North 81 degrees 45 minutes 00 seconds East 389.00 feet to an iron rod; THENCE North 82 degrees 16 minutes 00 seconds West (passing through an iron rod at 637.53 feet, said iron rod being situated on the aforementioned margin of Cain Ridge Road) 662.53 feet to the Point of Beginning. Containing 5.01 Acres +/ (218,102 Square feet).

Being the same property conveyed to Nelson A. Torres and wife, Gloria E. Torres by Warranty deed from Brandon Rumbley and wife, Suzanne Rumbley of record in Instrument No. 20060808-0097127 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 08, 2006.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20090227-0017367, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Deed of record in Book 2240, Page 110, 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: **5898 Cane Ridge Road, 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 3rd DAY OF DECEMBER, 2021.

Nelson A. Torres

Gloria E. Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELSON A. TORRES, 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 3rd of December, 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, GLORIA E. TORRES, 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 3rd of December, 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