Karen Johnson Davidson County
Batch# 777089 DEEDWARR
12/21/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20211221-0168162

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $80,000.00 Affiant Subscribed and sworn to before me, this 14th day of December, 2021. Notary Public My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Francisco Jimenez	**New Owner**	**part of 163-010.00**
1436 Rockglade Run		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edubina Arce Mora, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Francisco Jimenez

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

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 10.00 on Davidson County Property Map 163-00, also being Lot 27 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (New) on the northerly right-of-way of Ottenville Avenue (40' Right-of-Way), being the southwest corner of the property conveyed to Nicole Arnold and Tiffany Arnold of record in Instrument No. 20180906-0088583, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described property; Thence, following the northerly right-of-way of Ottenville Avenue, North 82 Degrees 20 Minutes 56 Seconds West, 100.00 Feet to an Iron Rod (New), being the southeast corner of Lot 28 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee; Thence, leaving Ottenville Avenue and following the easterly boundary of said Lot 28, North 07 Degrees 37 Minutes 32 Seconds East, 177.96 Feet to an Iron Rod (New) on the southerly right-of-way of Moss Road (50' Right-of-way), being the northeast corner of said Lot 28; Thence, following the southerly right-of-way of Moss Road, South 82 Degrees 23 Minutes 09 Seconds East, 100.00 Feet to an Iron Rod (New), being the northwest corner of the aforementioned Arnold property; Thence, following the westerly boundary of said Arnold property, South 07 Degrees 37 Minutes 32 Seconds West, 178.02 Feet to the Point of Beginning, containing 17,799 square feet or 0.41 acres.

Being the same property conveyed to Edubina Arce Mora Mora, unmarried woman, by Warranty Deed, from Phillip D. Hayes, married, dated March 1st, 2021, of record in Instrument No. 20210303-0027647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 57, Page 111, Register's Office for Davidson, Tennessee.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4927 Ottenville Avenue, Nashville, TN 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 GRANTEES 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 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/our hand(s) this 14th day of December, 2021

Edubina Arce Mora

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Edubina Arce Mora,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2021.

Notary Signature
My commission expires:



File #: **21-935**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

12-14-21.

Date

Affiant Signature

December 14, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of December, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

