Karen Johnson Davidson County
Batch# 795834 DEEDWARR
01/27/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220127-0009674

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2022.

Notary Public

My commission expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Enrique Vega Muniz **Limoneti Lopez**	**First National Bank of Middle**	**02104000200 &** **02104000900**
3451 Binkley Rd	200 East Main St.	
Joelton, TN 37080	McMinnville TN 37110	

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,

Samuel P. McVay, Trustee, and June P. McVay, Trustee, of The Samuel & June McVay Revocable Living Trust

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

Enrique Vega Muniz and Limoneti Lopez

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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Feltswood Subdivision, Section One, as. shown by plat of record in Book 3700, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 21-04-002, on the Maps of the Assessor of Property for Davidson County, Tennessee.

Said Lot No. 8 fronts 160 feet on the Southerly margin of Binkley Road and extends back 230 feet on the Westerly line and 250 feet on the Easterly line to a dead line in the rear, measuring 218.20 feet thereon.

Tract II:

Land in the 14th Civil District of Davidson County, Tennessee and being a portion of property of record in Deed Book 4576, Page 851, Register's Office, said county, being more particularly described as follows:

1.155 acre tract: Beginning at an existing iron pin, the most Northwest corner of this tract, and being a common corner to Lots 7 and 8. Feltswood Subdivision, Section One, Plat Book 3700, Page 13, Register's Office, Davidson County, Tennessee; thence, with Lot 8, S. 79 deg. 09 min. 43 sec. E. 218.05 feet to a broken concrete monument, a common corner to Lots 8 and 9, said Feltswood Subdivision, and being the most Northwest corner of property described in Deed Book 5858, Page 283; thence with said property S. 5 deg. 22 min. 17 sec. W. 226.53 feet to an existing iron pin, in the Northerly margin of proposed Feltswood Drive; thence, with the margin of said drive with a curve to the right having a central angle of 16 deg. 26 min. 14 sec., a radius of 676.11 feet, and an arc length of 193.96 feet (chord = N. 76 deg. 39 min. 09 sec. W. 193.3 feet) to an existing iron pin in the margin of said drive; thence, continuing with the margin of said drive N. 68 deg. 26 min. 02 sec. W. 39.61 feet to an existing iron pin in the margin of said drive, and being the most Southwest corner of property described in Deed Book 5857, Page 62; thence, with said property N. 8 deg. 45 min. 50 sec. E. 209.80 feet to the beginning containing 1.155 acres, more or less, and being designated as Map and Parcel No. 21-04-009, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Book 10761, Page 307, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel P. McVay, Trustee, and June P. McVay, Trustee, of The Samuel & June McVay Revocable Living Trust, by Warranty Deed from Samuel Paul McVay and wife, June P. McVay, dated January 15, 2015, of record in Instrument No. 20150417-0034128, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3451 Binkley Rd, Joelton, TN 37080.

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, their heirs and assigns forever; and we do covenant with 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.

Samuel P. McVay, Trustee Date: 1/14/22

June P. McVay, Trustee Date: 1/14/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Samuel P. McVay, Trustee, and June P. McVay, Trustee, of The Samuel & June McVay Revocable Living Trust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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 1/14/22.

Date

Affiant Signature

1/14/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of January, 20 22.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023