Karen Johnson Davidson County
Batch# 796515 DEEDWARR
01/28/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.37
20220128-0010249

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF JANUARY, 2022.

NOTARY PUBLIC
My Commission expires: 11-08-2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21120045

Address of New Owner
Maria Guadalupe Cruz Nieves and
Fernando Ramirez Medrano
7446 Whites Creek Pike,
Joelton, TN 37080

Send Tax Bills To:
Same
7446 Whites Creek Pike
Joelton, TN 37080

Tax Information:
015-00-0-185.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daniel B. Oldham, Substitute Trustee of the 7446 Whites Creek Pike Land Trust,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maria Guadalupe Cruz Nieves and Fernando Ramirez Medrano,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 1st Councilmanic District of Davidson County, Tennessee, being Tract No. 4 of a Division Plan prepared by Bruce Rainey & Associates dated October 28, 1980, and revised November 20, 1980, as follows:

Beginning at an iron pin on the easterly margin of Whites Creek Pike, thence South 84 degrees 03 minutes 57 seconds East 942.14 feet to a point; thence South 4 degrees 28 minutes West 120 feet to a point; thence North 84 degrees 03 minutes 57 seconds West 939.08 feet to a point in the easterly margin of Whites Creek Pike; thence with said margin North 4 degrees 28 minutes 23 seconds East 120 feet to the point of beginning, and containing 2.59 acres, more or less.

Being the same property conveyed to Southern Land Acquisitions, Inc., a Tennessee Corporation, as Trustee of the 7446 Whites Creek Pike Land Trust, by Warranty Deed from Michael Scott Gifford dated 08/05/2008 and recorded on 08/06/2008 in Instrument No. 20080806-0081149, Register's Office for Davidson County, Tennessee.

This is property generally located:
7446 Whites Creek Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Daniel B. Oldham, Substitute Trustee of the 7446 Whites Creek Pike Land Trust** has/have caused this instrument to be executed, this the 18 day of January, 2022.

Daniel B. Oldham, Substitute Trustee
of the 7446 Whites Creek Pike Land Trust

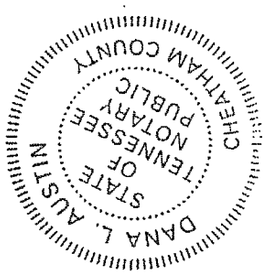
STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Daniel B. Oldham, Substitute Trustee of the 7446 Whites Creek Pike Land Trust,** 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.

This the 18 day of January, 2022.

My commission Expires: 8.27.22

NOTARY PUBLIC



Certificate of Authenticity

I, Holly A Mason, 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 January 18, 2022.

Affiant Signature

1/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22