Karen Johnson Davidson County
Batch# 819049 DEEDWARR
03/10/2022 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $14.80
20220310-0027657

WARRANTY DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$4,000.00
Affiant

Subscribed and sworn to before me this 1st day of March, 2022
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maricella Sierra	**Maricella Sierra**	052-03-0-059-00 & 052-03-0-060-00
2923 Dunmore Dr	**2923 Dunmore Dr**	
Nashville, TN 37214	**Nashville, TN 37214**	

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

Norma Pascual Morales, married

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

Maricella Sierra,

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

Parcels: 052-03-0-059-00 & 052-03-0-060-00

TRACT 1 "THIS SURVEY"

BEING ALL OF LOT NO. 94 AS SHOWN ON THE PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE (FOUND) IN THE EASTERLY MARGIN OF WARD ROAD(UNIMPROVED) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO HECTOR GERMAN GILL. AS OF RECORD IN INSTRUMENT NO. 20140319-0022735, R.O.D.C.,

TENNESSEE; SAID IRON PIPE BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT: THENCE,

WITH THE EASTERLY MARGIN OF SAID WARD ROAD, NORTH 08 DEGREES 19 MINUTES 57 SECONDS EAST, 193.83 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 95 ON THE AFOREMENTIONED PLAN OF EAST MADISON ADDITION: THENCE, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 95, SOUTH 83 DEGREES 17 MINUTES 59 SECONDS EAST, 50.32 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOHN THOMAS MARSHALL AS OF RECORD IN DEED BOOK 1788, PAGE 180, R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID JOHN THOMAS MARSHALL AND THE WESTERLY PROPERTY LINE OF CHARLES E. POOLE ET AL. AS OF RECORD IN INSTRUMENT NO. 20170913-0093593, R.O.D.C., TENNESSEE, SOUTH 06 DEGREES 44 MINUTES 57 SECONDS WEST, 193.83 FEET TO AN IRON ROD (FOUND) IN THE NORTHERLY PROPERTY LINE OF THE AFOREMENTIONED HECTOR GERMAN GILL PROPERTY; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID GILL, IN PART, NORTH 83 DEGREES 13 MINUTES 08 SECONDS WEST, 55.68 FEET TO THE POINT OF BEGINNING.

TRACT 2 "THIS SURVEY"

BEING ALL OF LOT NO. 95 AS SHOWN ON THE PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF WARD ROAD(UNIMPROVED) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT NO. 94 AS SHOWN ON THE AFOREMENTIONED PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND; THENCE,

WITH THE EASTERLY MARGIN OF SAID WARD ROAD, NORTH 08 DEGREES 19 MINUTES 57 SECONDS EAST, 150.00 FEET TO AN IRON ROAD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 93 ON THE AFOREMENTIONED PLAN OF EAST MADISON ADDITION; THENCE, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 94, SOUTH 83 DEGREES 20 MINUTES 30 SECONDS EAST, 46.18 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE ESTATE OF CHARLIE WILSON ET AL. AS OF RECORD IN DEED BOOK 4974, PAGE 39, R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID CHARLIE WILSON ET AL., IN PART, AND THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOHN THOMAS MARSHALL AS OF RECORD IN DEED BOOK 1788, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, IN PART, SOUTH 06 DEGREES 44 MINUTES 57 SECONDS WEST, 150.00 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 94; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 94, NORTH 83 DEGREES 17 MINUTES 59 SECONDS WEST, 50.32 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Norma Pascual Morales, married, from Marlin Keel and Donna L. Keel, a married couple and Ida Carrigan, unmarried, by Warranty Deed dated January 29, 2021, and recorded February 1, 2021, of record in Instrument Number 20210201-0014150, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (___) unimproved (_X_) property known as 0 Ward Road, Madison, TN 37115.

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, their heirs, successors and assigns, forever. GRANTOR covenant with GRANTEE that GRANTOR is 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. GRANTOR does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, 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 our hand(s) this 1st day of March, 2022.

Norma Pascual Morales, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Norma Pascual Morales, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 1st day of March, 2022.

My commission expires 12-17-24

Notary Public

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 3/2/2022 (date of document).

Affiant Signature

3/2/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

