Karen Johnson Davidson County
Batch# 833847 DEEDWARR
04/04/2022 10:53:58 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220404-0038583

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 12100005700

NAME & ADDRESS OF NEW OWNER:
Ron Balcarras
1533 Pleasant Hill Rd
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ROBERT A. SAWYER, unmarried** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RON BALCARRAS, unmarried man** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described according to a copy of a survey made by John M. Sullivan, County Surveyor, dated February 13, 1956, as follows:

BEGINNING at a point in the center of Pleasant Hill Road at the southeast corner of the property conveyed to B.E. Anderson and wife by Deed from Maynard Campbell and wife of record in Book 2154, page 57, Register's Office for Davidson County, Tennessee, said point being 805 feet from the center of Couchville Pike, measuring down the center line of Pleasant Hill Road; thence with the center of said Road, South 4° 15' West 103 feet to a point, the said point being 702 feet from the center of said Pike; thence North 89° 45' West 320 feet to a point; thence North 4° 15' East 103 feet, the southwest corner of the property conveyed to B.E. Anderson and wife, supra; thence with Anderson's south line, South 89° 45' East 320 feet to the point of beginning, containing 0.75 acres, more or less.

BEING the same property conveyed to Robert A. Sawyer, unmarried, by Warranty Deed from Robert O. Walden and Marietta M. Walden, dated July 10, 2006, appearing of record in Instrument No. 20060721-0088310, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1533 Pleasant Hill Road, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30 day of March, 2022.

Robert A. Sawyer

Robert A. Sawyer

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert A. Sawyer, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30 day of March 2022.

Savana Mezquiriz
NOTARY PUBLIC

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

My Commission Expires: 10/7/23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of March, 2022.

Savana Mezquiriz
NOTARY PUBLIC

My Commission Expires: 10/7/23

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

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