Karen Johnson Davidson County
Batch# 843103 DEEDWARRSP
04/20/2022 11:39:25 AM 3 pgs
Fees: $18.00 Taxes: $4,991.30
20220420-0045732

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,849,000.00. Affiant Subscribed and sworn to before me, this the 19th day of April, 2022. Notary Public My commission expires: Oct 12, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert & Rose Hernandez	New Owner(s)	018-00-0-156.00
6553 Lickton Pike		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HERNANDEZ REI LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HERNANDEZ AND ROSE HERNANDEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod situated in the Southerly margin of Lickton Pike, said point being the Northeast corner of the Susan D. Clark Property of record in Book 10730, Page 269, R. O. D. C, TN;

Thence, along said road, North 71 degrees 58 minutes 53 seconds East, a distance of 56.02 feet to an rod, Thence, leaving said road, South 08 degrees 47 minutes 40 seconds West, a distance of 237.23 feet to an iron rod; Thence, South 14 degrees 46 minutes 14 seconds East, a distance of 149.38 feet to an iron rod; Thence, South 04 degrees 34 minutes 04 seconds East, a distance of

141.77 feet to an iron rod; Thence, South 11 degrees 49 minutes 43 seconds West, a distance of 166.06 feet to an iron rod; Thence, North 70 degrees 35 minutes 12 seconds East, a distance of 416.90 feet to an iron rod; Thence, South 36 degrees 12 minutes 39 seconds East, a distance of 666.97 feet to an iron rod; Thence, North 54 degrees 32 minutes 29 seconds East, a distance of 60.06 feet to an iron rod; Thence, South 01 degrees 21 minutes 43 seconds East, a distance of 85.80 feet to an iron rod; Thence, South 45 degrees 47 minutes 26 seconds West, a distance of 396.75 feet to an iron rod; Thence, South 35 degrees 55 minutes 02 seconds West, a distance of 364.41 feet to an iron rod; Thence, South 02 degrees 48 minutes 26 seconds West, a distance of 1057.82 feet to an iron rod; Thence, North 44 degrees 33 minutes 40 seconds West, a distance of 1605.62 feet to an iron rod; Thence, North 38 degrees 11 minutes 34 seconds East, a distance of 1125.56 feet to an iron rod; Thence, North 70 degrees 35 minutes 12 seconds East, a distance of 92.56 feet to an iron rod; Thence, North 11 degrees 49 minutes 43 seconds East, a distance of 196.39 feet to an iron rod; Thence, North 04 degrees 34 minutes 04 seconds West, a distance of 135.43 feet to an iron rod; Thence, North 14 degrees 46 minutes 14 seconds West, a distance of 153.22 feet to an iron rod; Thence, North 08 degrees 47 minutes 40 seconds East, a distance of 211.96 feet to the point of beginning and containing 40.776 acres of land more or less.

Being the same property conveyed to William T. Carlisle, and wife, Leona Carlisle by Warranty deed from Thomas L. Cunningham and wife, Patricia Ann Cunningham of record in Book 6769, Page 650, Register's Office for Davidson County, Tennessee, dated August 08, 1985 and recorded on January 24, 1986 and as re-recorded in Book 7123, page 816 on February 2, 1987.

William T. Carlisle, Sr. deceased on December 01, 2012

Being the same property conveyed to Robin Samantha Ott, a 49% undivided interest by Quitclaim Deed from William T. Carlisle of record in Instrument No. 20010720-0077358, Register's Office for Davidson County, Tennessee, dated July 19, 2000 and recorded on July 20, 2001.

See also Last Will and Testament of William T. Carlisle, Sr. of record in Instrument No. 20030508-0061513 in the Register's Office of Davidson County, Tennessee, leaving the remaining 51% to Robin Samantha Ott.

Being the same property conveyed to Hernandez REI LLC, a Tennessee Limited Liability Company by Warranty Deed from Robin Samantha Ott, married of record in Instrument Number 20211117-0152858, Register's Office for Davidson County, Tennessee, dated November 4, 2021 and recorded on November 17, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6553 Lickton Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), its heirs and assigns forever; and we do

covenant with the said GRANTEE(S) 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee(s), its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS OUR HANDS EFFECTIVE AS OF THE 19th day of April, 2022.

Hernandez REI LLC
By: PEAT, Inc., its Sole Member

By: _____
Jonathan Faught, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Faught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PEAT, Inc., a Tennessee corporation, which is the Hernandez REI LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2022.

_____
Notary Public

My Commission Expires: Oct 12, 2024

R. FRANCENE KAVIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY