Karen Johnson Davidson County
Batch# 850357 DEEDWARR
05/04/2022 01:12:40 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20220504-0051708

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-17236-AP

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael & Deborah Alfaro Living Trust 9851 Hwy 96 Franklin, TN 37064	New Owner	178-38.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles DeBray and Frances DeBray, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Alfaro and Deborah Alfaro, as Trustees of the Michael & Deborah Alfaro Living Trust, dated June 25, 2008**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of Highway No. 96, as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at a point on the westerly margin of Highway No. 96, said point being 600.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; thence leaving said westerly margin of Highway 96, in a southwesterly direction parallel to the northerly line of Allison's property, South 54 deg. 30' West 880.5 feet to the center of East Fork Creek; thence in a northerly direction, with the meanders of the centerline of said creek, North 38 deg. 17' West 89.1 feet to the southerly margin of Old Harding Pike; thence leaving said East Fork Creek on a northeasterly direction with the said margin of Old Harding Pike, North 41 deg. 42' East 2.1 feet to the beginning of a curve; thence with said curve to the left, 333.1 feet to a point, said curve having a chord of North 24 deg. 38' East 328.2 feet; thence continuing with said margin of Old Harding Pike, North 7 deg. 34' East 107.8 feet to a point; thence leaving said margin of Old Harding Pike, in an easterly direction, North 57 deg. 69' East 525.0 feet to a point in the westerly margin of Highway No. 96; thence with said westerly margin, in a southeasterly direction with a curve to the left, said curve having a chord of South 35 deg. 36' East 299.8 feet, a length of 300.0 feet to the point of beginning, containing 5.2 acres, more or less.

Being the same property conveyed to Charles DeBray and wife, Frances DeBray by Warranty Deed from Dan Cundiff and wife, Deborah Cundiff, dated March 15, 2000,, record March 16, 2000, of record in Instrument No. 20000316-0026965, Register's Office for Davidson County, Tennessee.

This is improved property located at: **9581 Tennessee 96, Franklin, TN 37064**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever 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, Grantor has executed this instrument on this 29th day of April, 2022.

GRANTOR:

Charles DeBray

Frances DeBray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles DeBray and Frances DeBray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024