Karen Johnson Davidson County
Batch# 878869 DEEDWARR
06/27/2022 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20220627-0073463

WARRANTY DEED

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022

Heather Lee
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Edise Jurado Gutierrez and Edise Angel Jurado Ramos and Angel Jurado	Edise Jurado Gutierrez	Part of 14-157
(NAME)	(NAME)	
7166 Harper Road	4587 Artelia Drive	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221072

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Harper Road Freewill Baptist Church, Inc.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Edise Jurado Gutierrez and Edise Angel Jurado Ramos and Angel Jurado** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land lying in the 1st Council District, County of Davidson, State of Tennessee, being a portion of the Harper Road Free Will Baptist Church Inc. recorded in Instrument Number 20041109-0135295 (Parent Tract) and a part of Lot 1 of the Robbins Subdivision, recorded in Plat Book 9700, Page 753 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found (ID: VOLUNTEER) in the east right of way line of Harper Road, said pin being the northwest corner of the 7156 Harper Road Trust Property (Instrument Number 20160602-0055493); thence with said east right of way line N 06° 38' 10" E a distance of 100.00' to a 1/2" iron pin found (ID: VOLUNTEER) in said east right of way line, said pin being the southwest corner of the Justin & Katie Parker Property (Instrument Number 20151022-0107635); thence leaving said east right of way line with the south line of said Parker Property S 82° 29' 09" E a distance of 431.51' to an existing corner post, being the southeast corner of said Parker Property; thence with the east lines of said Parker Property, the Selena Long Property (Instrument Number 20050816-0097240), the Shannon Jones Property (Instrument Number 20170130-0009830), the Carlan Parrott Property (Deed Book 4977, Page 878) and the Paul and Beverly Smith Property (Instrument Number 20110913-0071108) N 06° 02' 18" E a distance of 706.25' to a 1/2" iron pin found (NO ID) in the south line of the Gwendolyn Yoho Property (Instrument Number 20140305-0018552); thence with said Yoho south line S 81° 23' 28" E a distance of 697.99' to a 1" iron pin found (NO ID) in the west line of the Harry Krantz Property (Deed Book 7036, Page 491); thence with the west line of said Krantz Property as follows: S 08° 39' 24" E a distance of 272.77' to a 1/2" iron pin found (UNREADABLE); thence S 09° 49' 49" W a distance of 570.83' to a 3/8" iron pin found (NO ID); thence S 27° 12' 21" W a distance of 89.42' to a 1/2" iron pin set; thence leaving said west line across said parent tract as follows: N 82° 10' 56" W a distance of 111.44' to a 1/2" iron pin set; thence N 07° 49' 04" E a distance of 151.90' to a 1/2" iron pin set; thence N 83° 22' 24" W a distance of 415.00' to a 1/2" iron pin set; thence S 06° 37' 36" W a distance of 86.98' to a 1/2" iron pin set; thence N 83° 22' 24" W a distance of 165.77' to a 1/2" iron pin set in the east line of said 7156 Harper Road Trust Property; thence with said east line N 09° 59' 10" E a distance of 66.53' to a 1/2" iron pin found (ID: VOLUNTEER), said pin being the northeast corner of said 7156 Harper Road Trust Property; thence with the north line of said 7156 Harper Road Trust Property N 82° 22' 26" W a distance of 445.30' to the point of beginning; containing an area of 15.012 acres, according to a survey by Clinton T. Head, RLS 2731.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HARPER ROAD FREE WILL BAPTIST CHURCH INC. BY WARRANTY DEED FROM MARY ROBBINS, A WIDOW AND PATRICIA ANN ROBBINS GORDON, A MARRIED WOMAN AND MARYANN ROBBINS, UNMARRIED, DATED SEPTEMBER 20, 2004 AND FILED OF RECORD IN INSTRUMENT NO. 20040928-011630 AND RE-RECORDED IN INSTRUMENT NO. 20041109-0135295(PARENT TRACT) AND A PART OF LOT 1 OF THE ROBBINS SUBDIVISION, RECORDED IN PLAT BOOK 9700, PAGE 753 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Unimproved ☒

This is improved property, known as 7166 Harper Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of June, 2022

Harper Road Freewill Baptist Church, Inc.

David Milling, President

By: David Milling, President

Bettye Sue Malecha, Treasurer

By: Bettye Sue Malecha, Treasurer

Debbie Smith, Secretary

By: Debbie Smith, Secretary

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Milling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Harper Road Free Will Baptist Church, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (or other authorized officer).

Witness my hand, at office, this 15th of June, 2022.

Sonya M. Branham

Notary Public
My Commission Expires: 10.23.2023

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bettye Sue Malecha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Treasurer (or other officer authorized to execute the instrument) of Harper Road Free Will Baptist Church, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Treasurer (or other authorized officer).

Witness my hand, at office, this 15th of June, 2022.

Sonya M. Branham

Notary Public
My Commission Expires: 10.23.2023

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Debbie Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary (or other officer authorized to execute the instrument) of Harper Road Free Will Baptist Church, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary (or other authorized officer).

Witness my hand, at office, this 15th of June, 2022.

Sonya M. Branham

Notary Public
My Commission Expires: 10.23.2023

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167

File No. 22004442

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 6-15-22 (date of document).

nmckinney
Affiant Signature

6-23-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23RD day of June, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

