ADDRESS NEW OWNER AS:
Juan Rodriquez
508 Lemont Drive
Nashville TN 37216

SEND TAX BILLS TO:
New Owner

Map & Parcel: 017-00-0-096.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 882555 DEEDWARR
06/30/2022 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $244.20
20220630-0076142

THIS DEED OF CONVEYANCE, executed and delivered by **Diana L. Arrington**, married (by and through her duly appointed Attorney-In-Fact, **Benjamin K. Dean**, by Limited Power of Attorney recorded at Record Book 202206300076140, page _____, Register's Office for Robertson County, Tennessee), hereinafter called the Grantor, to **Juan Rodriquez**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

A certain tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor No. 271, dated May 29, 1982, as revised by Rocky L. Montoya, Surveyor on July 9, 1984, as follows:

Beginning at a post at a fence line in the easterly margin of Lower Walker's Creek Road, a corner to David Allen; thence with said fence and along the line of Allen, North 87 degrees, 30' West 1087.00 feet to a post; thence with the fence line, North 3 degrees 00' East 344.00 feet to an iron pin; thence South 84 degrees 40' 1245.41 feet to an iron pin in the westerly margin of Lower Walker's Creek Road; thence with the margin of said road, South 30 degrees 00' West 108.00 Feet to a point; thence, continuing with said road, South 35 degrees 00' West 226.00 feet to the point of beginning, and containing 8.86 acres more or less.

EXCLUDED PROPERTY:
Specifically excluded from the above description and from this conveyance is that 3.31 acres, more or less, parcel/tract of real property conveyed to Christopher Dooley and wife, Marcia E. Dooley, by deed from Betty Williams, of record in Book 9643, page 229, Registers Office for Davidson County, Tennessee and more specifically described as follows, to-wit:

A certain tract of land in the 2nd Civil District of Davidson County Tennessee, described according to a survey dated March 28, 1995, by Donald W. Fortner, Registered Land Surveyor, No. 1072, as follows:

Beginning at an iron pin in the northerly line of the property conveyed to Christopher B. Dooley and wife, Marcia E. Dooley, of record in Book 8733, page 975, Register's Office for Davidson County, Tennessee, said point being North 87 degrees 30' West 644.4 feet from the westerly margin of Lower Walker's Creek Road; thence continuing with the line of Dooley North 87 degrees 30' West 442.6 feet to an iron pin in the line of the property conveyed to Joe G. Allison of record in Book 6446, page 651, said Register's Office; thence with the line of Allison North 03 degrees 00' East 344.00 feet to an iron pin marking the northwest corner of this tract, a corner to Joe G. Allison and a corner to the property conveyed to Russell W. Thomas, by deed of record in Book 6344, page 893, said Register's Office, hence with the line of Thomas South 84 degrees 55' East 420.00 feet to an iron pin; thence South 01 degrees 04' East 325.7 feet to the point of beginning and containing 3.31 acres, more or less.

Being part of that property conveyed to Johnnie Williams and wife, Betty Williams, by deeds appearing of record in Deed Book 3249, Page 476 and in Deed Book 6344, Page 893, both in the Register's Office for Davidson County, Tennessee ("RODCT"). Johnnie Williams died

on or about November 11, 1988, thereby vesting title solely in his wife, Betty Williams, as the surviving tenant by the entireties. Betty Williams died, intestate, on or about February 3, 2016, survived by her daughters, Kathy McBrayer and Sally Ayers, as her sole and only heirs at law. See Affidavits of Heirship of record at Instrument No. 20170302-0020881 and Instrument No. 202206300076141, RODCT. Sally Ayers conveyed her undivided one-half interest to Diana L. Arrington, by Deed recorded at Instrument No. 20170515-0047665, and Kathy McBrayer conveyed her undivided one-half interest to Diana L. Arrington, by Deed recorded at Instrument No. 20180327-0028675 in said Register's Office.

The property conveyed herein is not the marital residence of the Grantor.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Diana L. Arrington

Diana L. Arrington

By: _____

Benjamin K. Dean, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin K. Dean**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Diana L. Arrington**, and that he executed this document on her behalf as authorized by her, for the purposes and considerations therein contained WITNESS my hand and official seal of office this the 29th day of June, 2022.

My Commission Expires: _____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$66,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 29th day of June, 2022.

My Commission Expires: _____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

_____
NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dillihay, 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 6-29-2022.

Date

Affiant Signature

6-30-2022
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Notary's Signature

My Commission Expires: 2-26-2024
Date

Notary's Seal (if on paper)

