WARRANTY DEED

Karen Johnson Davidson County
Batch# 885030 DEEDWARR
07/06/2022 12:10:30 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20220706-0077896

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

TERESA GLOVER NOTARY PUBLIC TENNESSEE My Comm Exp. 05/31/2026 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Otto Juarez	Mr. Otto Juarez	05316008200
(NAME)	(NAME)	
115 Rifle Range Road	3960 Bell Road, Apt #1046	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Yvonne Marie Chance and Dedra Lynn Reagan, as joint tenants with right of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Otto Juarez, a single man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot No. 5 on the unrecorded plan of Life and Casualty Insurance Company's Subdivision, described as follows:

Beginning at a point at an iron pin in the center line of a 30 foot unnamed roadway, which is 200 feet east of the center line of another 30-foot unnamed roadway running south from Old Hopewell Road or Hadley Bend Road, said point being the southeast corner of the property conveyed to Robert J. Givan and wife, by deed of record in Book 975, Page 15, Register's Office for said County; thence along Givan's east line 255 feet more or less, to the common corner of the Givan land and the land herein described; thence eastwardly, approximately at right angles said approximately parallel to the center of the unnamed roadway as it runs along the front of the lot herein described, a distance of 63 feet, more or less, to the line of the property conveyed to Thomas York and wife, by deed from C.L. Evans and wife, of record in Book 1290, Page 396, said Register's Office; thence southwardly along the line of said York land, 250 feet, more or less, to the center line of said unnamed roadway; thence westwardly and along the center of said unnamed roadway, a distance of 61 feet to the beginning.
Being the same property conveyed to Jean Blanchette and wife, Mary E. Blanchette by Warranty Deed from Frank J. Raddle, unmarried, dated 04/11/1962 and recorded 04/18/1962, of record in Book 3372, Page 149, Register's Office for Davidson County, Tennessee.

The said Jean Blanchette died on 09/28/1971, leaving the said Mary E. Blanchette the sole surviving tenant by the entirety.

The said Mary E. Blanchette died testate on 03/19/2013, devising subject property to Yvonne Marie Chance and Dedra Lynn Reagan as joint tenants with right of survivorship, as evidenced in File No. 13P-802, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject To Covenants, conditions, easements and restrictions recorded in Book 924, Page 124, Book 965, Page 178, Book 975, Page 15 and Book 1006, Page 139, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 115 Rifle Range Road, Old Hickory, TN 37138
(House Number) (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 GRANTEE(S), his/her/their 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 1st day of July, 2022.

Yvonne Marie Chance by her attorney in fact

Yvonne Marie Chance by Demeka Chance, her attorney in fact

OR

Dedra Lynn Reagan

Dedra Lynn Reagan

David Reagan

State of TENNESSEE
County of WILSON

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Demeka Chance** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Yvonne Marie Chance**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 20220706007789 5, Register's Office of Davidson County, Tennessee,

Witness my hand and Official seal this 1st day of July, 2022.

Notary Public

My Commission Expires: 3-8-25

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dedra Lynn Reagan**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2022.

Notary Public

My Commission Expires: 3-8-25

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Reagan**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 1st day of July, 2022.

07/01/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1 day of July, 2022.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Commission Expires: January 10, 2023