Karen Johnson Davidson County
Batch# 887058 DEEDWARR
07/11/2022 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220711-0079405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2022.

Notary Public

My commission expires: 4-17-23

(Notary Stamp)

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Delsie Maria Ascencio and Adrian Garcia	Delsie Maria Ascencio and Adrian Garcia	086-00-0-289.00
575 Old Lebanon Dirt Road	575 Old Lebanon Dirt Road	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Timi Turnage, Janet B. McWhirter, Zachary D. McWhirter, and Joshua D. McWhirter as sole heirs of Mildred P. McWhirter

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Delsie Maria Ascencio and Adrian Garcia

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 1 on the plan of Sutton Subdivision of record in Book 6200, Page 405, RODC, TN, and described according to a survey and subdivision plat by John D. McCormick, Surveyor, dated 3-27-86 and filed of record in Book 6200, Page 405, RODC, being subdivision 86-87-G.
Beginning at a monument at the Southeast corner of the W.G. Sadler Land, of record in Deed Book 2244, Page 227, RODC, at the North side of present boundary of Old Lebanon Dirt Road, thence North 30 degrees 00 minutes East. 795 ft, to an iron pin; thence severing the lands of Grantors South 1 degrees 48 minutes West 694.26 feet to a monument in the North side of the present boundary of Old Lebanon Dirt Road; thence 52.78 ft. to an iron pin along the present Northern boundary of Old Lebanon Dirt Road with a slight curve Westerly in said road with a radius of R-1221.66'; thence North 89 degrees 00 minutes West 323 ft. to the point of beginning, containing 3.10 acres more or less.

Included but Excluded is that dedicated right of way on North side of Old Lebanon Dirt Road, as shown on plat of record in Book 6200, Page 405; RODC.

Being the same property conveyed to Marion M. McWhirter and wife, Mildred P. McWhirter by Warranty deed from Lemuel C. Salyers and wife, Sherry J. Salyers of record in Book 8495, page 991, Register's Office for Davidson County, Tennessee, dated November 26, 1991 and recorded on November 27, 1991.

Being the same property conveyed to Mildred P. McWhirter by Quitclaim deed from Marion M. McWhirter of record in Book 10246, page 619, Register's Office for Davidson County, Tennessee, dated November 01, 1996 and recorded on November 01, 1996.

The said Mildred P. McWhirter having died on or about November 1, 2018, leaving a Last Will and Testament filed in Docket No. 19P777, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville.

Larry Joe McWhirter, heir of Mildred P. McWhirter, having died on or about February 2, 2020. The Estate of Larry J. McWhirter being probated in Docket No. 22P941, in the Seventh Circuit Court for Davidson County, Tennessee.

This is improved property known as **575 Old Lebanon Dirt Road, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7 day of July, 2022.

Timi Turnage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timi Turnage, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7 day of July, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadmer
State of Tennessee Notary Public
Sumner County

Janet B. McWhirter

Zachary D. McWhirter

Joshua D. McWhirter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Janet B. McWhirter**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6 day of July, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Zachary D. McWhirter**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6 day of July, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Joshua D. McWhirter**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6 day of July, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 22-000886-526

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/7/22 (date of document).

Affiant Signature

7/11/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

