Karen Johnson Davidson County
Batch# 896362 DEEDWARR
07/29/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20220729-0086809

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11716-RR

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marvin Banegas Oliva	New Owner	16500005800
(NAME)	(NAME)	
3932 Pin Hook Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jarrod A. Miller and Tiffany E. Guess, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marvin Banegas Oliva, unmarried man,** 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 in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, (formerly the 2nd Civil District of Davidson County, Tennessee), and being two adjacent parcels of land fronting together 210.0 feet on the north margin of Pin Hook Road, and described according to a survey by George W. Watkins dated July 9, 1959, and further described, according to a survey by John Kohl dated October 16, 1968, and being more particularly described as one tract or parcel of land as follows:

Beginning at a point in the north margin or right of way of Pin Hook Road, said point being North 8 degrees 45 mintues East 25.0 feet from a point described in Book 5719, Page 573, Register's office for Davidson County, Tennessee, as a railroad spike in the centerline of Pin Hook Road, said railroad spike being the southeast corner of a six acre tract conveyed to Joe Charles Love and wife, Lillie Mai Love, of record in Book 2808, Page 491, Register's office for Davidson County, Tennessee; thence leaving the right of way of Pin Hook Road and running with said Love's east boundary line, North 8 degrees 45 minutes East 185.0 feet to an iron pin at a corner of the property conveyed to Claud Wilson Richeson and wife, Hattie Elizabeth Richeson, of record in Book 1248, Page 188, Register's office for Davidson County, Tennessee; thence with Richeson's south boundary line, South 81 degrees 30 minutes east 210.0 feet to an iron pin at an interior corner of said Richeson; thence with said Richeson's west boundary line, South 8 degrees, 45 minutes West 185.0 feet to a point in the north margin of Pin Hook Road, said point being located North 8 degrees 45 minutes east 25.0 feet from a railroad spike in the center line of Pin Hook Road, said spike being the southeast corner of the property conveyed to Carl H. Binkley and wife, Linda J. Binkley, described in Book 4841, Page 350, Register's office for Davidson County, Tennessee; thence with said north margin of Pin Hook Road, north 81 degrees 30 minutes west 210.0 feet to the point of beginning and containing .0891 acres, or 38.845 square feet more or less.

Being the same property conveyed to Jarrod A. Miller and Tiffany E. Guess, husband and wife, by deed of record in Instrument No. 20150831-0087754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 3932 Pin Hook Dr., Antioch, TN 37013
(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 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. 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.

Witness my/our hands this 24th day of June, 2022.

Jarrod A. Miller

Tiffany E. Guess

State of Tennessee
County of Davidson

Personally appeared before me Jarrod A. Miller and Tiffany E. Guess, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2022.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16383

Certificate of Authenticity

I, Michael Ferrance, do hereby make oath that I am 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 7/24/22.

Affiant Signature

7/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

