Karen Johnson Davidson County
Batch# 902058 DEEDWARR
08/11/2022 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220811-0091432

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $700,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~10th~~ 11th day of August, 2022.

NOTARY PUBLIC

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Juvenal Sarabia and Eli Nava Nava (NAME)	New Owner (NAME)	187-00-0-006.02
6616 Burkitt Road (ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronald Barry McPeak and wife, Moonyene K. McPeak,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Juvenal Sarabia and Eli Nava Nava, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr. & Co. dated March 18, 1963, described as follows:

Beginning at a spike in the center line of Burkett Road approximately 2 miles plus 1,505 feet East from the Nolensville Road; thence, N 4° 52' E 1,318' to an iron pin; thence, S 88° 15' E 220' to a corner post; thence, S 4° 52' W 1,117' to a point; thence, S 5° 55' W 200 feet to a point in the center line of Burkett Road; thence, along the center line of said Road N 88° 17' W 194' to a spike, the point of beginning; said track being designated as Tract No. 8 and contains 5.93 acres, more or less.

Being a portion of the same property conveyed to RONALD BARRY MCPEAK AND WIFE, MOONYENE K. MCPEAK, by deed from HARRY L. TUCKER AND VIRGINIA L. WADSWORTH (FORMERLY TUCKER), of record in Book 5928, page 389, dated August 24, 1982, said Register's Office.

This property is __unimproved _X_improved property known as: 6616 Burkitt Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of August, 2022.

Ronald Barry McPeak

Moonyene K. McPeak

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Barry McPeak and Moonyene K. McPeak, the herein bargainor, 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.

Witness my hand and official seal, this the 10th day of August, 2022.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/10/2022 (date of document).

Jennifer Russell
Affiant Signature

8/11/2022
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

