Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Hernan Escobar
9594 S Harpeth Rd
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **168.00**
GROUP
PARCEL **157.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Teresa G. Derrick and husband, Joseph E. Derrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Hernan Escobar and Michelle Escobar, husband and wife**, 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:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **9594 S Harpeth Rd, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Karen Johnson Davidson County
Batch# 932352 DEEDWARR
10/21/2022 08:48:48 AM 3 pgs
Fees: $18.00 Taxes: $7,252.00
20221021-0114658

WITNESS our hands this the **18th** day of **October, 2022.**

Teresa G. Derrick

Joseph E. Derrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Teresa G. Derrick and husband, Joseph E. Derrick**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October, 2022.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,960,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 9·2·2024

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Davidson County, Tennessee, west and near the South Harpeth Road, being a portion of a 14.30 acre tract, of record in Book 2745, page 551, Register's Office for Davidson County, Tennessee, and a portion of a 10.07 acre tract, of record in Book 3128, page 593, Register's Office for Davidson County, Tennessee. Surveyed in April 1972, by S. H. Hutchison, as follows:

Beginning at an iron stake with an Elm pointer, Fred L. Kings inner corner; thence with Fred L. Kings south line, South 86° 30' East 473 feet to an iron stake in fence; thence leave the King line, South 7° East with a fence 143 feet to an iron stake in fence; thence with fence, South 3° West 115 feet to an iron stake in a fence corner; thence with a fence, South 85° East 556 feet to an iron stake in fence; the northwest corner of the 4.75 acre lot in this survey; thence South 2° West 286 feet to an iron stake in J. W. Odum's line and a fence; thence with Odum's north line and a fence as follows: South 86° West 305 feet to an iron stake in fence; South 89° 30' West 753 feet to an iron stake with a box elder pointer in Fred L. Kings east line; thence with the east line of the King land, North 3° East 636 feet to point of beginning, containing 11.05 acres, more or less.

Being the same property conveyed to Howard D. Derrick Jr. and wife, Constance E. Derrick and Edward H. Derrick and wife, Shirley A. Derrick, by Installment Deed from Malcolm H. Lucy and wife, E. Helen Lucy, dated June 1, 1972, of record in Book 4606, page 397, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Albert Anthony Nolan and wife, Vickie Dianne Nolan, by Quitclaim Deed from Howard D. Derrick, Jr. and wife, Constance E. Derrick and Edward H. Derrick and wife, Shirley A. Derrick, dated February 4, 1983, of record in Book 6002, page 501, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Howard D. Derrick and wife, Constance E. Derrick and Edward H. Derrick and wife, Shirley A. Derrick, by Quitclaim Deed from Albert Anthony Nolan and wife, Vickie Dianne Nolan, dated May 18, 1990, of record in Book 8111, page 825, Register's Office for Davidson County, Tennessee. Howard D. Derrick and wife, Constance E. Derrick conveyed their interest in said property to Teresa Derrick by Quitclaim Deed dated August 31, 1992, of record in Book 8717, page 516, re-recorded in Book 8846, page 71, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Teresa G. Derrick and husband, Joseph E. Derrick by Quitclaim Deed from Edward H. Derrick and wife, Shirley A. Derrick and Teresa Derrick and husband, Joseph E. Derrick, dated January 15, 1993, of record in Book 8850, page 387, Register's Office for Davidson County, Tennessee.