Karen Johnson Davidson County
Batch# 949592 DEEDWARR
12/08/2022 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20221208-0128022

WARRANTY DEED

File No. CTO-2022-271

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH day of December, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail Gomez Andrade, Moises Lopez Utrera, Sergio Gomez Moran, and Alejandra Andrade Flores	Wilson Bank & Trust	112-00-0-093-00
8622 Old Charlotte Pike	105 N CASTLE HEIGHTS AVE	
Pegram, TN 37143	LEBANON, TN 37087	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

GINA PIKE A/K/A REGINA PIKE AND JAMES HORNER, HEIRS OF THE ESTATE OF DELLA J. HORNER CRUMP

has this day bargained and sold and does hereby transfer and convey unto,

ABIGAIL GOMEZ ANDRADE AND HUSBAND, MOISES LOPEZ UTRERA, AND SERGIO GOMEZ MORAN AND WIFE, ALEJANDRA ANDRADE FLORES

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Beginning at a point on the right of way (R/W) of Old Charlotte Pike, said point being the southeast corner of Parcel 131 on Tax Map 112 Davidson County, TN, and the northeast corner of herein described tract;

Thence with said R/W S 23^ 49' 51" W 48.28 feet to a point; Thence leaving said R/W N 68^ 26' 26" W 200.38 feet to a point; Thence N 47^ 37' 53" E 18.65 feet to a point; Thence N 54^ 11' 09" W 256.12 feet to a point; Thence S 71^ 54' 44" W 148.25 feet to a point; Thence S 15^ 35' 39" W 175.10 feet to a point; Thence S 06^ 30' 26" W 136.61 feet to a point; Thence S 11^ 27' 50" E 153.42 feet to point; Thence N 64^ 41' 58" W 175.97 feet to a point; Thence N 54^ 42' 01" W 230.52 feet to a point; Thence N 28^ 21' 47" E 524.71 feet to a point; Thence S 71^ 53' 43" E 133.00 feet to point; Thence S 65^ 05' 10" E 102.18 feet to a point; Thence S 61^ 20' 25" E 85.12 feet to a point; Thence S 62^ 57' 01" E 89.14 feet to a point; Thence S 60^ 10' 31" E 80.66 feet to a point; Thence S 57^ 55' 00" E 85.12 feet to a point; Thence S 32^ 47' 06" W 45.77 feet to a point; Thence S 68^ 17' 54" E 193.98 feet to the point of beginning. Containing 185,739.18 Sq. Ft. or 4.26 Acres, as surveyed by Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212, File No. 22-243, dated 12-2-2022.

Being the same property conveyed to Raymond L. Crump and wife, Della J. Crump by Warranty deed from James Horner, Regina Horner, Dorris W. Horner and Della J. Horner Camp of record in Book 9995, page 567, Register's Office for Davidson County, Tennessee, dated March 14, 1996 and recorded on March 29, 1996.

The said Raymond L. Crump having since died on March 27, 2016, leaving Della J. Crump as surviving tenant by the entirety. The said Della J. Horner Crump having since died testate on February 10, 2020. The will was not probated but leaves the property to her two children, James Horner and Gina Pike aka Regina Horner. See Affidavits of Heirship of record in Instrument Numbers 20221208-0127900 and 20221208-0127901 of record in the Register's Office for Davidson County, Tennessee.

Also included in this conveyance is an ingress/egress easement of record in Instrument Number _____, in the Register's Office for Davidson County, Tennessee, simultaneously recorded herein and to run with the land.

This conveyance is further subject to (1) 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.

This is improved property known as: 8616 Old Charlotte Pike, Pegram, TN 37143

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 our hands this 7th day of December, 2022.

The Estate of Della J. Horner Crump

By: Gina Pike AKA Regina Pike
Gina Pike A/K/A Regina Pike, Heir

By: James Horner
James Horner, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Gina Pike A/K/A Regina Pike and James Horner, Heirs of The Estate of Della J. Horner Crump, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this December 7th, 2022.

Notary Public
My Commission Expires: 9/21/24

After recording return to:
Wagon Wheel Title & Escrow
204 S 11th Street
Nashville, TN. 37206
615-650-5100

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 8, 2022 (date of document).

Affiant Signature

December 8, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023