Karen Johnson Davidson County
Batch# 965334 DEEDWARR
01/27/2023 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230127-0006468

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 13 day of January, 2023.

Notary Public
My commission expires:
5.14.25

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC CATHERINE FRANCO

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Luis Garcia- Rodriguez **Ma. Estela Zalazar Martinez**	New Owner	**14900004200**
2540 Una Antioch Pike		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michele R Etling, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Luis Garcia- Rodriguez and Ma. Estela Zalazar Martinez, 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:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 8, and the Northerly part of Lot No. 9, on the plan of Shields Antioch Lands, of record in Book 57, Page 111, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point on the Easterly margin of an Old County Road at the Northwest corner of Lot No. 8 on said plan, being the Southwest corner of a tract of land marked "Shelton" on said plan; thence with the Easterly margin of said Road, South 1 1/2° West 338 feet, more or less, to the Northwest corner of the 4 acres of land devised to Leslie Carper and wife, Gladys Caper under item 2 of the Will of Seth Carper, deceased, of record in Will Book 47, Page 500, County Court for said County; thence South 88 1/2° East with the North line of said 4 acre tract and parallel with the line between said Lot Nos. 8 and 9, 625.35 feet, more or less, to the Western boundary line of the property conveyed to C.A. York and wife, by deed of record in Book 2641, Page 596, said Register's Office, said point being in the Eastern boundary line of said Lot No. 9; thence with said line of Lot Nos. 8 and 9 and said York line, Northerly and parallel with said County Road, 338 feet to an old rock or stone wall, the Northeast corner of said Lot No. 8; thence with said rock wall and the Northerly boundary line of said Lot No. 8, North 88 1/2°, West 625.35 feet, more or less, to the beginning.

Included but hereby expressly excluded from this conveyance the following described property conveyed in Book 3160, Page 283, as corrected in Book 9836, Page 799, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the West margin of an old county road, said point being the Northwesterly corner of the Sallie Carper property and the Southwesterly corner of the property herein and conveyed; thence along the Westerly margin of said old county road North 88° 26' 39" W. a distance of 130.12 feet to an iron pin; thence South 80° 46' 07" E. a distance of 512.87 feet to a point; thence North 8° 46' 44" E. a distance of 50 feet; thence South 80° 46' 07" E. a distance of 120 feet to a point in the rear fence line; thence South 8° 46' 44" W. along said rear fence line a distance of 169.39 feet to an iron pipe, said point being the Southeasterly corner of the property herein conveyed; thence North 81° 44' 26" West through a railroad spike to an iron pipe in the Westerly margin of said old county road a distance of 632.11 feet to a point of beginning and containing 2.0 acres more or less.

Tract Two:

Beginning at a point in the common boundary line between the Sally M. Jones property and the Daniel F. Wilkins et ux property, said point being 512.87 feet South 80 deg. 46' 07" East of a point in the Westerly margin of an old county road; thence North 8 deg. 46' 44" East a distance of 50 feet; thence South 80 deg. 46' 07" East a distance of 120 feet to a point in the rear fence line; thence South 8 deg. 46' 44" West, along said rear fence line a distance of 50 feet to an iron pipe; and thence North 80 deg. 46' 07" West a distance of 120 feet to the point of beginning.

Being the same property conveyed to Michele R Etling, an unmarried woman, by Warranty Deed from Sally M Jones, dated October 26, 2016, of record in Instrument No. 20161028-0114146, in the Register's Office for Davidson County, Tennessee. Michele R. Etling is now married. John Berkebile is hereby joining in this conveyance to convey any interest he may have in the subject property, whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2540 Una Antioch Pike, Antioch, TN 37013.

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 in 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.

Michele R Etling Date: 1/13/2023

Michele R Etling

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Michele R Etling, the within named Grantor(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.

Witness my hand, at office, this 13th day of January, 2023.

ABIGAIL JOY O'BRIEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/21/2026
COUNTY OF MONTGOMERY

NOTARY PUBLIC

My Commission Expires:_____

_____ Date: 1/9/2023
John Berkebile

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, a Notary Public of said County and State, John Berkebile, the within named Grantor(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.

Witness my hand, at office, this 9 day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires: Aug 3, 2027



AUTUMN GARRETT
Notary Public
State of Ohio
My Comm. Expires
August 3, 2027

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Jan. 13, 2023.

Affiant
Date: January 27, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of January 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY