WARRANTY DEED

Karen Johnson Davidson County
Batch# 971502 DEEDWARR
02/16/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230216-0011356

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-16-26
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angel Tolentino Mayorga and Reyna De La Cruz Lopez	NEW OWNER	Parcel ID: 098 00 0 025.00
(NAME)	(NAME)	
3108 Earhart Rd		
(ADDRESS)	(ADDRESS)	
Hermitage , TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Gerald McIntosh, Jr. and Rebecca McIntosh, both unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angel Tolentino Mayorga and Reyna De La Cruz Lopez, 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:

A certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, State of Tennessee described as follows, to wit: Being a certain tract or parcel of land on the Westerly margin of Earhart Road; property as described in Book 10656, page 826 Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae and Associates, Surveying, Inc. 2424 21 Avenue South, Suite 201, Nashville TN 37212, License No. 1673 dated March 7, 1988 as follows: Beginning at a point on the Westerly Margin of Earhart Road and on the Southerly Margin of 1-40 and being the Northeast Corner of the property described; thence, along the Westerly margin of Earhart Road S 00 Degrees 41 minutes 08 seconds W. 262.46 feet to an iron rod; thence N 88 Degrees 22 minutes 40 seconds W. 186.28 feet to a point; thence NORTH (erroneously omitted from prior deeds) 89 degrees 42 minutes 17 seconds W 659.92 feet to a point; thence S 37 degrees 54 minutes 02 seconds E 60.07 feet to a point; thence, NORTH (erroneously omitted from prior deeds) 86 degrees 10 minutes 11 seconds W 380.00 feet to a point; thence S 14 degrees 35 minutes 00 seconds E 49.74 feet to a point; thence S 17 degrees 52 minutes 49 seconds W 89.43 feet to a point; thence S 79 degrees 29 minutes 39 seconds W 209.40 feet to a point; thence N 19 deg. 27 minutes 28 seconds W. 99.79 feet to a point; thence, N 3 deg. 16 minutes 04 seconds W, 86.94 feet to a point, thence, N. 79 deg. 49 minutes 08 seconds E, 242.63 feet to a point; thence, N 05 degrees 58 minutes 27 seconds W 151.25 feet to a point, thence N 86 degrees 16 minutes 49 seconds E 331.09 feet to a point, thence N 2 degrees 13 minutes 00 seconds W 40 feet to a point; thence N 86 degrees 10 minutes 59 seconds E 900.85 feet to a point in the Westerly Margin of Earhart Road, being the point of the beginning.

Being the same property conveyed to Gerald McIntosh, Jr. and Rebecca McIntosh, husband and wife from Theodore J. Bertuca, married by Warranty Deed dated February 10, 2020 and recorded on February 11, 2020 in Instrument No. 20200211-0015437, Register's Office for Davidson County, Tennessee. Said Grantors are now divorced and neither has remarried.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3108 Earhart Rd , Hermitage , TN 37076

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 15th day of February, 2023.

Gerald McIntosh, Jr.

Rebecca McIntosh

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Gerald McIntosh, Jr. and Rebecca McIntosh, both unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2023.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Notary Public

My Commission Expires:

(SEAL)

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 _____ (date of document).

Jennifer Russell
Affiant Signature

2/15/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of February 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

