Karen Johnson Davidson County
Batch# 984155 DEEDWARR
03/23/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20230323-0021126

| | |
|---|---|
| SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $459,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21 day of March, 2023.<br><br>Notary Public<br>My commission expires: 1-11-26 |

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Randolfo Ixtecoc-Alvarado** | **Tower Community Mortgage** | **01200003900** |
| **1263 Springfield Hwy** | **4564 Main Street** | |
| **Goodlettsville, TN 37072** | **Jasper, TN 37347** | |

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,

**Brandon Adams, Trustee of The 1263 Springfield Hwy Trust**

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

**RANDOLFO IXTECOC-ALVARADO, AN UNMARRIED MAN AND HILDA YOLANDA RUIZ MORENTE, AN UNMARRIED WOMAN**

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, lying on the East side of the new highway between Ridgetop and Goodlettsville, bounded and described as follows, to-wit:

BEGINNING at a point on the margin of said highway at an iron pin; thence South along the East margin of said highway, 339 feet and 8 inches, more or less, to another iron pin; thence in a Northeasterly direction 305 feet, more or less, to a point marked by an iron pin; thence in a Northwesterly direction a distance of 260 feet, more or less, to the point of beginning. BEING a lot of ground in a triangular shape, lying wholly on the East side of said highway and bounded on the West by said highway, on the South by the lands of Williamson and Draper and on the North by the lands of Tinnin and Draper and running to a point on the East boundary said plot containing 12 acre, more or less.

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is a tract of land conveyed to the State of Tennessee of record in Book 6121, page 667, Register's Office for Davidson County, Tennessee, to-wit:

BEGINNING at the point of intersection of the West boundary of Howard A. Gentry, etux and the Northeast margin of SR 11 (US 41), Dickerson Road; thence with the said Northeast margin Northwestwardly 348 feet, more or less, to a point; thence with the boundary of Charles R. Parker, et ux, North 74° 20' East 12 feet, more or less, to a point; thence with the proposed right of way with a 11,509.16 foot radius curve right and Southeastwardly 337 feet, more or less, to a point; thence with the

said West boundary South 1° 50' West, 6 feet, more or less, to the point of beginning, and containing 2995 square feet, more or less.

Being the same property conveyed to Brandon Adams, Trustee of The 1263 Springfield Hwy Trust, by Warranty Deed from Kelly Marie Uldrich and Brandon Uldrich, wife and husband, dated July 7, 2022, of record in Instrument No. 20220707-0078545, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kelly Marie Uldrich and Brandon Uldrich, wife and husband, by Warranty Deed from Lawson M Bair and Daria R Bair, husband and wife, dated May 20, 2019, of record in Instrument No. 20190521-0048073, in the Register's Office for Davidson County, Tennessee.

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 1263 Springfield Hwy, Goodlettsville, TN 37072.

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.

_____ Date: 3-28-23

The 1263 Springfield Hwy Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1263 Springfield Hwy Trust and that he is authorized by The 1263 Springfield Hwy Trust to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of March, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-1-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# Certificate of Authenticity

I, Sophia Padgett, 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 3/21/23.
Date

Sophia Padgett
Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of March, 2023.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

