Karen Johnson Davidson County
Batch# 995355 DEEDWARR
04/24/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20230424-0029929



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $394,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of April, 2023.

NOTARY PUBLIC

My commission expires: 10/2/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Aimee Rose Duarte	**SWBC Mortgage Corp.**	030-00-0-192.00
(NAME)	(NAME)	
3645 Bear Hollow Road	**PO Box 11733**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Newark, NJ 07101-4733**	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Glenda Louise Brewer and Paul Brewer, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Aimee Rose Duarte , single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 1, section one of the David R. Wade, III and James I Caldwell III, property according to survey by R. L. Chapdelaine, Number 1444, dated September 11, 1984, not of record, and being more particularly described as follows:

Beginning at a spike in the centerline of Bear Hollow Road, the same being the NW corner of Karen L. Scott (Instrument No. 20200928-0111032, Register's Office for Davidson County, Tennessee; formerly Lewis Adcock); thence with two lines of Scott S 24 degrees 00' 00" E, 220.28 feet to an iron pin and N 86 degrees 35' 00" E, 234.35 feet to an iron pin, Patsy Lou Kell's NW corner (Instrument No. 20140612-0051483, RODCTN; formerly Charles Kell); thence with Kell's west line S 03 degrees 13' 00" W, 180.00 feet to an iron pin; thence S 15 degrees 40' 00" W, 150.00 feet S 06 degrees 43' 00" W, 92.39 feet to an iron pin in David Shultz's north line (Book 5285, page 697, RODCTN); thence with Shultz N 89 degrees 57' 12" W, 624.58 feet to an iron pin; thence leaving Shultz line N 14 degrees 17' 10" E, 461.51 feet to and iron pin in a hollow; thence N 11 degrees 41' 48" W crossing Bear Hollow Creek to a spike in the centerline of Bear Hollow Road; thence with the centerline of said road N 88 degrees 35' 23" E, 240.35 feet to a point, being the beginning of a curve to the right, having a radius of 2,107.22 feet, a tangent of 19.51 feet, a length of 39.02 feet to the point of beginning, containing an area of 7.05 acres, more or less.

Being part of the same property conveyed to LEWIS A. ADCOCK, JR. AND WIFE, ALMA FAYE ADCOCK, by deed from JAMES I. CALDWELL, III, AND DAVID R. WADE, III, of record in Book 6507, page 268, dated March 7, 1985, said Register's Office.

LEWIS A. ADCOCK, JR. died on or about August 15, 1986, leaving ALMA FAYE ADCOCK as the surviving tenant by the entirety.

ALMA FAYE ADCOCK conveyed said property to GLENDA LOUISE BREWER, by Quitclaim Deed of record in Book 10706, page 765, dated December 3, 1997, said Register's Office.

This property is __unimproved _X_improved property known as: 3645 Bear Hollow Road, Whites Creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of April, 2023.

Glenda Louise Brewer

Glenda Louise Brewer

Paul Brewer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Louise Brewer and Paul Brewer, the herein bargainor, 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 and official seal, this the 17th day of April, 2023.

Taylor Johnson

Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/17/2023.

D. Shayne Adair

4/18/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026