This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1005275 DEEDWARR
05/19/2023 09 57 27 AM 3 pgs
Fees $18.00 Taxes $1,739 00
20230519-0037665

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHANCIE NEAL AND BRYAN BILLADEAU, WIFE AND HUSBAND AND TONY NEAL, A MARRIED MAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PABLO GARCIA PEREZ, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEGINNING AT THE NORTHEAST CORNER OF THIS TRACT, A CORNER TO J W MOSS PROPERTY IN THE WEST LINE OF THE RIGHT OF WAY TO THE WHITES CREEK PIKE; THENCE RUNNING WITH THE LINE OF SAID J W MOSS, NORTH 87 DEGREES WEST 694 FEET TO A STONE, A CORNER TO R K GARRETT; THENCE WITH THE LINE OF SAID R K GARRETT, SOUTH 12 DEGREES WEST 258.4 FEET TO AN IRON PIN; THENCE SOUTH 87 1/2 DEGREES EAST 793 FEET TO THE ABOVE MENTIONED LINE OF ROAD RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY LINE, NORTH 5 DEGREES EAST 255.1 FEET TO THE BEGINNING, CONTAINING 4.4 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHANCIE NEAL AND BRYAN BILLADEAU, WIFE AND HUSBAND, AND TONY NEAL, A MARRIED MAN, BY WARRANTY DEED FROM KELLY MARIE VAN DISSELDORP, A MARRIED PERSON, DATED OCTOBER 7, 2016, OF RECORD IN INSTRUMENT NO 20161017-0109513, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR, TONY NEAL AND SPOUSE DID NOT OCCUPY THE SUBJECT PROPERTY AS A PRIMARY RESIDENCE.

This is improved property known as 8473 WHITES CREEK PIKE, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of May, 2023.

Chancie Neal
CHANCIE NEAL

BRYAN BILLADEAU

Tony Neal by Chancie Neal Attorney-in-fact
TONY NEAL BY CHANCIE NEAL, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHANCIE NEAL and BRYAN BILLADEAU**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarkville, Tennessee, on this the 16th day of May, 2023.

J. Vanzant
Notary Public
My Commission Expires: 2/18/26

J. VANZANT NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHANCIE NEAL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **TONY NEAL**, and who acknowledged that she executed the same as the free act and deed of **TONY NEAL** as his Attorney-in-Fact.

DONE at offices in Clarksville, Tennessee, on this the 16th day of May, 2023.

J. Vanzant
NOTARY PUBLIC
My commission expires: 2/18/26

J. VANZANT NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 470,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2023.

NOTARY PUBLIC
My commission expires _____

ABBY LUKONEN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 11-19-2025

Address New Owner(s) as follows:
PABLO GARCIA PEREZ
8473 Whites Creek RK
Joelton, TN 37080

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 004 00 0 034.00