Karen Johnson Davidson County
Batch# 1009058 DEEDWARR
05/30/2023 12 39.51 PM 3 pgs
Fees. $18 00 Taxes $1,627.63
20230530-0040565

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION GREATER, FOR THIS TRANSFER IS $439,900 00

$ _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023

_____
Notary Public

MY COMMISSION EXPIRES 12-16-2025
(AFFIX SEAL)

#16808

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mayra Cardenas Samuel Romero Popoca	The Federal Savings Bank	13500022800
(NAME)	(NAME)	
2249 Smith Springs Road	4120 W Diversey Ave #C501	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Chicago IL 60639	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Trustee Inc, Trustee of the Johnson Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mayra Cardenas, married and Samuel Romero Popoca, unmarried, as joint tenants with right of survivorship, ,** 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

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 2249 Smith Springs Road, Nashville, TN 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hands this 19th day of May, 2023

Trustee Inc , Trustee of the Johnson Family Land Trust

By: _____

Kirk Whitworth, President of Trustee Inc

PRESIDENT

State of Tennessee
County of DAVIDSON

On this the 19 day of May, 2023, before me personally appeared Kirk Whitworth, President of Trustee Inc as Trustee of the Johnson Family Land Trust to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

WITNESS my hand and seal this 19th day of May, 2023

_____

Notary Public
My Commission Expires
12-16-2025
File No 16808

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot Number 2 on the P.M. Corbett property, being a portion of Bloodworth according to a survey by Gregory Underwood, date 9/16/80, described as follows: Beginning at a concrete monument in the Southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2, thence South 86 degrees 48 minutes East 136.94 feet along said margin of Smith Springs Road to an iron pin; thence South 00 degrees 26 minutes West 389.83 feet to an iron pin; thence North 87 degrees 15 minutes West 131.07 feet to an iron pin, said pin being the common rear corner of Lots 1 and 2; thence North 00 degrees 25 minutes West 391.19 feet to the said margin of Smith Springs Road, the point of beginning. Included but excluded: Beginning at a point on the existing South right of way line of Smith Springs Road on the common line of Hall Shelton and H.W. Stephenson, said point being 16.5 feet South of center line of survey station 41+88 and proceeding as follows: Southwardly the common line of Hall Shelton and Stephenson a distance of 8.5 feet to a point on the new South right of way line of Smith Springs Road; thence with a line that is 25 feet South of and parallel to the center line North 87 degrees 02 minutes 47 seconds West 28.23 feet; thence with a 3293.32 foot radius curve to the right a distance of 107.77 feet to a point on the common line of Hall Shelton and Gungor Eryasa; thence Northwardly with the line between Hall Shelton and Eryasa a distance of 6 feet to a point on the existing right of way line of Smith Springs Road that is 19 feet South of the centerline survey stations 41+54; thence Eastwardly with the existing South right of way line of Smith Springs Road a distance of 136 feet to the point of beginning and containing 990 square feet or 0.02 acres, more or less.

Being the same property conveyed to Trustee Inc., Trustee of the Johnson Family Land Trust of record in deed of record in Instrument NO.20221101-0117793, See also Scriveners Affidavit record in Instrument NO 20230530-0074054 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record