Karen Johnson Davidson County
Batch# 1009191 DEEDWARR
05/31/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20230531-0040762

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-890

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2023

Notary Public

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Milton Grimes and Shaon Grimes 108 Sanitarium Road Madison, TN 37115	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502	52-7-102.00R

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

George W. Smiley, a married man, Frank Luis Rego, and Marianela Landeiro

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Milton Grimes, a married man and Shaon Grimes, a married woman, joint tenancy

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:

Beginning at an iron pin in the Southerly right-of-way of Sanitarium Road; thence, along said right-of-way with a curve to the right having a central angle of 06 degrees 39 minutes 36 seconds, a radius of 560.37 feet, for a distance of 76.76 feet to an iron pin; thence, continuing with said right-of-way, North 64 degrees 34 minutes 00 seconds East, 52.74 feet to an iron pin; thence, South 25 degrees 26 minutes 00 seconds East, 200.00 feet to an iron pin; thence, South 64 degrees 34 minutes 00 seconds West, 106.49 feet to an iron pin; thence North 32 degrees 05 minutes 36 seconds West 196.87 feet to the point of beginning, containing 0.54 acres, more or less.

Being the same property conveyed to Luis Rego and wife, Maria Landiero by Warranty deed from Oscar Santa Cruz and wife, Ella Santa Cruz of record in Book 11201, page 17, Register's Office for Davidson County, Tennessee, dated November 3, 1998 and recorded on November 11, 1998.

Being the same property conveyed to Maria Landiero by Quitclaim deed from Luis Rego of record in

Instrument No. 20151012-0103498 Register's Office for Davidson County, Tennessee, dated October 9, 2015 and recorded on October 12, 2015.

Being the same property conveyed to George W. Smiley, a single person, Maria Landeiro aka Marianela Landeiro, a single person and Frank Luis Rego, a single person by Quitclaim deed from Maria Landeiro aka Marianela Landeiro, a single person of record in Instrument No. 20200109-0003353 Register's Office for Davidson County, Tennessee, dated January 3, 2020 and recorded on January 9, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 108 Sanitarium Road, Madison, TN 37115

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 so 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.

Dated this the 26th day of May, 2023.

George W. Smiley

Frank Luis Rego

Marianela Landeiro

STATE OF TENNESSEE COUNTY OF WILSON

On this 26th day of May, 2023, before me personally appeared George W Smiley, Frank Luis Rego and Marianela Landeiro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2023.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/2023.

Affiant Signature – Joshua A. Terry

5/30/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON