Karen Johnson Davidson County
Batch# 1013754 DEEDWARR
06/12/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230612-0044139

Name and Address of New Owner:
Brian H. Kegel and Rebecca L. Kegel
4610 Socata Court
Cross Plains, TN 37049

Send Tax Bills To:
FirstBank
211 Commerce Street, Ste 300
Nashville, TN 37201

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 01800016500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Oliver Mendoza Hernandez and Ulises Mendoza Hernandez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian H. Kegel and Rebecca L. Kegel,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT 1(TRACT 11):

Being Tract 11 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172 dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79 deg 36' 34" E, 390. 73 feet; thence, N 79 deg 39' 56" E, 16.12 feet; to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 01 deg 11' 07" W, 2348.28 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-00615 I 3, RODCT; thence with the boundary of said tract of land which belongs to William T.Carlisle, as follows: thence, N 53 deg 35' 03" E, 93.74 feet to a fence post (old); thence, S 84 deg 57' 30" E, 209.57 feet to a point marked by a witness pin (old), at S 44 deg 14' 21" W, 2.88 feet from said point; thence, S 82 deg 41' 40" E, 15.26 feet to an iron pin (new) in the southerly boundary of said tract of land which belongs to William T.Carlisle; thence with a new line, as follows: S 01 deg 11' 07" E, 864.27 feet to an iron pin (new); thence, S 90 deg 00' 00" W, 150.03 feet to an iron pin (new); thence S 01 deg 11' 07" E, 1493.37 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence, with the northerly margin of Brick Church Pike, as follows: S 80 deg 20' 10" W, 63.37 feet, thence with a curve to the left, having a radius of 8237.42 feet, an arc distance of 88.36 feet, arid a chord bearing and distance of S 80 deg 01' 44" W, 88.36 feet, to the point of beginning, containing 11.18 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz, & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being part of the same property conveyed to Oliver Mendoza Hernandez and Ulises Mendoza Hernandez by Quitclaim Deed from Jose E. Mendoza Garcia, dated December 19, 2022, of record in Instrument No. 20221222-0132292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 5494 Brick Church Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of June, 2023.

_____(SEAL)
Oliver Mendoza Hernandez

Ulises Mendoza Hernandez(SEAL)
Ulises Mendoza Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2023, before me personally appeared Oliver Mendoza Hernandez and Ulises Mendoza Hernandez, 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 6th day of June, 2023.

GREG PAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elaine C. Mcelrath
Affiant

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of June, 2023.

_____
Notary Signature
My commission expires: 4-23-25

202306120044139

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-6-23 (date of document).

Affiant Signature

6-9-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY