WARRANTY DEED

Karen Johnson Davidson County
Batch# 1020163 DEEDWARR
06/28/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20230628-0049406

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/26/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3825

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Nestor Montiel Aragon	New Owner	03900006900
5029 Clarksville Highway		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

David K. Grindstaff, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nestor Montiel Aragon and Wendy J Morales Reyes, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by Z.J. Wilkinson, Surveyor, on June 23, 1954, as follows:

Beginning at appoint in the southwesterly margin of Highway 112 at the mouth of a culvert crossing under said Highway, said pint being the northerly corner of the property conveyed to Howard Moore and wife, by deed from Phillip A. Graves, et al, of record in Book 1142, Page 292, Register's Office for said County; thence with the margin of said highway South 38deg. East 255 feet to an iron pin; thence South 53deg. 10' West 333 feet to the center of Dry Fork Road; thence with the center line of Dry Fork Road, North 44deg. 30' West 202 feet to a point; thence North 44deg. 30' East 360 feet to the point of beginning.

Being the same property conveyed to David K. Grindstaff, a single man by Warranty deed from Waller Brothers Partnership, a Tennessee General Partnership of record in Instrument No. 20180425-0038839 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 25, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5029 Clarksville Highway Whites Creek, TN 37189

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 26, 2023.

David K. Grindstaff

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David K. Grindstaff, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 26, 2023.

Notary Public

My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2023-3825

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 June 26, 2023.

Affiant
Date: June 28, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of June 2023

Notary Public

My Commission Expires: 7.19.25

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY