Karen Johnson Davidson County
Batch# 1022335 DEEDWARR
07/03/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230703-0050944

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. EM-23-4829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna Griffith and John Griffith	NEW OWNERS	
(NAME)	(NAME)	
4176 Vester Road	4176 VESTER ROAD	048-00-0-296.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	WHITES CREEK, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael John Baute and Auria Amancay Elizabeth Tellechea, and husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawna Griffith and John Griffith, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. : BEING a tract of land in Davidson County, Tennessee, and being part of the property in Deed Book 11762, Page 36, Register's Office for Davidson County, Tennessee, and being part of Tax Map 48, Parcel 59 (this portion now known as Tax Map 48, parcel 296) and further described according to a survey by Vick Surveying, LLC, dated August 9th, 2007 as follows:

BEGINNING on a half-inch pipe set being located S 44 degrees 29' 17" W 71.85 feet from a power pole as well as being located approximately 6 feet from the center of a gravel drive; thence going with Billy Hendrixson S 38 degrees 58' 24" E 73 feet to an 8 inch locust fence post; thence S 05 degrees 10' 24" E 368.10 feet to a half-inch pipe set; thence leaving Hendrixson and going with Fernando Salcido S 45 degrees 39' 36" W 475 feet to a half-inch pipe set; thence leaving Salcido and going with the remainder of James H. Vester and Joan McKenna, now Vester, S 43 degrees 35' 57" W 525.55 feet to a half-inch pipe set; thence continuing with Vester and McKenna, now Vester, N 10 degrees 35' 43" W 571.20 feet to a half-inch pipe set; thence leaving Vester and McKenna, now Vester, and going with John M. Vick N 47 degrees 38' 18" E 700 feet to a half inch pipe set; thence S 43 degrees 15' 04" E 44 feet to a half-inch pipe set; thence N 46 degrees 09' 23" E 226.10 feet to a half-inch pipe set; thence S 38 degrees 58' 24" E 28 feet to the beginning, being 10.00 acres, more or less, as surveyed by Christopher M. Vick R.L.S. #2164 on August 9, 2007.

Being the same property conveyed to Michael John Baute and Auria Amancay Elizabeth Tellechea, husband and wife by Warranty Deed from Janice Vester, unmarried of record in Instrument No. 20190225-0016868 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on February 25, 2019. Being corrected by a Scrivener's Affidavit of record in Instrument No.

20190610-0055671 and Instrument No. 20230613-0044902, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 4176 Vester Road, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 30th day of June, 2023.

Michael John Baute

Auria Amancay Elizabeth Tellechea

STATE OF Colorado
COUNTY OF La Plata

On this 30th day of June, 2023, before me personally appeared Michael John Baute and Auria Amancay Elizabeth Tellechea, 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 30th day of June, 2023.

Notary Signature
My commission expires: 01-25-2024

CYNTHIA S BROWN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114074227
MY COMMISSION EXPIRES JAN 25, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **June 30, 2023**.

Date

Affiant Signature

July 3, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **3** day of **July**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)