STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1030018 DEEDWARR
07/24/2023 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20230724-0056863

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2023.

Notary Public
MY COMMISSION EXPIRES: 3-25-25
File No. 23-19295

AMBER D MCNABB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 3-25-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laurencio Castro Melo and Maria De Los Angeles Escalante (NAME)	New Owner (NAME)	039-00-0-320
5121 Hoods Branch Road (STREET ADDRESS)	(STREET ADDRESS)	
Springfield, TN 37172 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Wilmore Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurencio Castro Melo and Maria De Los Angeles Escalante, husband and wife**, 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:

LAND in Davidson County, Tennessee, beginning at a point in the northeasterly margin of Clarksville Highway, said point being the southwesterly corner of the herein described property and the northwesterly corner of the Stanley Walker and William Curtis property described as Tax Map 39, Parcel 71 on a Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc. dated 11/1/05; thence leaving the margin of Clarksville Highway a/k/a Clarksville Pike, N 59 deg. 30' E. a distance of 848 feet to a point; thence N 21 deg. 15' 51" W. a distance of 245 feet to a point; thence N 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N 87 deg. W. a distance of 680 feet to a point; thence S 28 deg. 30' W a distance of 655 feet, more or less to a point; thence S 87 deg. E. a distance of 320 feet, more or less to a point; thence S 21 deg. 30' E. a distance of 149 feet to a point; thence S. 59 deg. 30' W. a distance of 566 feet to a point situated in the northeasterly margin of Clarksville Pike; thence with the margin of Clarksville Pike S 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres, more or less.

Being the same property conveyed to Wilmore Properties, LLC, a Tennessee limited liability company, by QuitClaim Deed from Winston Templet, an unmarried person, dated October 4, 2018, and recorded on October 5, 2018, of record in Instrument No. 20181005-0099003, Register's Office for Davidson County, Tennessee.

Subject to Easement as contained in Instrument of record in Instrument No.202306230047807, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5012 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, 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. Whenever 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(s) this 21st day of July, 2023.

Wilmore Properties, LLC, a Tennessee Limited Liability Company

By: _____
Winston Templet, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Winston Templet of Wilmore Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Wilmore Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Winston Templet of Wilmore Properties, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office, this 21st day of July, 2023.

MICHAEL T. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Signature

My commission expires: 1/28/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 7/21/23 (date of document).

Affiant Signature

7/21/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY