Karen Johnson Davidson County
Batch# 1037254 DEEDWARR
08/11/2023 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $296.00
20230811-0062382

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

JOHN MICHAEL DALE, ET AL

TO: *WARRANTY DEED*

MIGUEL LARES

THIS WARRANTY DEED OF REALTY, executed as of the 10th day of August, 2023, by Grantors, JOHN MICHAEL DALE, an unmarried man, and JOHN MATTHEW DALE, an unmarried man, to Grantee, MIGUEL LARES,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

All of that parcel of land in the City of Joelton, Davidson County, Tennessee, as more completely described in Deed Book 10926, Page 891, ID# 4-00-8, being known and designated as 8480 Whites Creek Pike and further described as follows, to-wit:

BEGINNING at a point in the east right-of-way of Whites Creek Pike a/k/a U.S. Highway No. 431, and the center of a private drive leading to the residence of Floyd Wooden; thence with the east right-of-way of Whites Creek Pike, South 32 degrees East, 210 feet to a point; thence on a line parallel with said private drive, North 30 degrees East, 420 feet to a point; thence parallel with said Whites Creek Pike, North 32 degrees West, 210 feet to a point in the center of said private drive; thence with the center of said private drive, South 30 degrees West, 420 feet to the beginning, containing two acres, more or less.

Being the same property conveyed to John Michael Dale and John Matthew Dale, by Warranty Deed from Richard R. Dillard and wife, Anita Dillard, dated February 3, 2012, recorded February 13, 2012 at 2:44 PM, appearing of record in Instrument # 20120213-0012582, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

Unimproved property known as 8480 Whites Creek Pike, Joelton, TN 37080

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) Subject to Right-of-Way Utility Easement of record in Deed Book 1327, Page 269, Register's Office for Davidson County, Tennessee; and (4) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

JOHN MICHAEL DALE Grantor

JOHN MATTHEW DALE Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOHN MICHAEL DALE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of August, 2023

My Commission Expires: 8/20/2025

CHRISTY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOHN MATTHEW DALE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of August, 2023

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:

Miguel Lares
6774 Clarksville Pike
Joelton, TN 37080

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
8480 Whites Creek Pike
Joelton, TN, 37080

Map and Parcel No.
004-00-0-008.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Miguel lares

Subscribed and sworn to before me this the 10th day of August, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

August 10, 2023.

Affiant Signature

August 11, 2023

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 11th day of August, 2023.

Notary's Signature

My Commission Expires:

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY