Karen Johnson Davidson County
Batch# 1042975 DEEDWARR
08/25/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20230825-0066763

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Eileen Smith
Affiant

AMY GENTRY NOTARY PUBLIC TENNESSEE My Comm. Exp. March 8, 2025 COUNTY OF CARROLL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2023.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G23-19355

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Walter Leonardo Escobar Jeronimo (NAME)	Same (NAME)	4-224
8411 Whites Creek Pike (STREET ADDRESS)	(STREET ADDRESS)	
Joelton TN 37080 (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, **Andrew M. Garmon, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter Leonardo Escobar Jeronimo, an unmarried man**, 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 the 14th Civil District of Davidson County, Tennessee, being described as beginning at a P.K. nail in the center of Whites Creek Pike, a corner to H.D. Neeley, the S.E. corner of this tract and continuing as follows: S 46 deg. 40' W, 62.70 feet to an iron pin in the line of H.D. Neeley; thence S 71 deg. 12' W, 422.49 feet to an iron pin in the line of H.D. Neeley; thence S 82 deg. 28' W, 397.62 feet to a stone, a corner to George Dugger in the line of H.D. Neeley; thence 4 deg. 26' E, 114.00 feet to an iron pin in the line of Dugger; thence N 81 deg. 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 deg. 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N 51 deg. 24' E, 32.80 feet to a P. K. nail in the center of said pike; thence S 38 deg. 36' E, 76.06 feet to the beginning, containing 1.99 acres as surveyed to H-K & Associates, dated January 11, 1977.

Being the same property conveyed to Andrew M. Garmon, unmarried by Deed dated November 25, 2020, recorded December 4, 2020, in Instrument Number 20201204-0141188, in the Register's Office of 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 8411 Whites Creek Pike, Joelton, TN 37080.

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 25th day of August, 2023.

Andrew M. Garmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Andrew M. Garmon, 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 25th day of August, 2023.

D. TOLLEY, JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 8/25/23 (date of document).

Affiant Signature

8/25/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp March 8, 2025
COUNTY OF CANNON