Karen Johnson Davidson County
Batch# 1055984 DEEDWARR
10/02/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20231002-0076876

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luis A. Mora and Maria J. Mora	New Owners	Part of Map: 00900014700
(NAME) 8121 Ridgewood Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($140,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN T. JONES AND PAULA F. JONES, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUIS A. MORA AND MARIA J. MORA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod found on the east margin of Greenbrier Road (50' R.O.W.), said rod being the northwest corner of property conveyed to Guys On A Roof, LLC as of record in Instrument Number 20221101-0117670 in the Register's Office of Davidson County, Tennessee, said rod also being the southwest corner of said Jones property and the southwest corner of the herein described tract;

Thence, following said east margin of Greenbrier Road North 17 degrees 29 minutes 09 seconds East, a distance of 100.00 feet to a point;

Thence, North 15 degrees 01 minute 33 seconds East, a distance of 65.80 feet to a point;

Thence, North 13 degrees 01 minute 53 seconds East, a distance of 431.26 feet to an iron rod set;

Thence, following a new line South 88 degrees 17 minutes 45 seconds East, a distance of 549.20 feet to a point in the centerline of Sulphur Branch;

Thence, following the centerline of Sulphur Branch South 20 degrees 35 minutes 15 seconds East, a distance of 58.23 feet to a point;

Thence, South 38 degrees 06 minutes 38 seconds West, a distance of 95.26 feet to a point;

Thence, South 80 degrees 46 minutes 21 seconds West, a distance of 81.09 feet to a point;

Thence, South 01 degrees 28 minutes 04 seconds East, a distance of 298.56 feet to a point;

Thence, South 05 degrees 35 minutes 26 seconds East, a distance of 142.64 feet to a point;

Thence, leaving said centerline North 88 degrees 04 minutes 00 seconds West, a distance of 596.83 feet to the Point of Beginning.

Containing 7.14 acres or 310,805 square feet according to survey by Q. Scott Pulliam, RLS, TNRLS #2346 dated 4-14-2023

Being the southern 7.14-acre portion of the property conveyed to John T. & Paula F. Jones, as of record in Instrument Number 20221024-0115267, in the Register minutes s Office of Davidson County, Tennessee.

Property is subject to such limitations, restrictions, encumbrances, and easements, as may affect the premises.

Being part of the same property conveyed to John T. Jones and Paula F. Jones, husband and wife, by deed from Ronald Wade Nicholson, an unmarried man, of record in Instrument No. 20221024-0115267, dated October 21, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid.

unimproved ☒
This is improved ☐ property, known as 7.14 Acres Greenbrier Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of September, 2023.

John T. Jones

Paula F. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Jones and Paula F. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of September, 2023.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 September 29, 2023.

(AFFIANT) – Julia Wyatt

09/29/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of September, 2023.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON