Karen Johnson Davidson County
Batch# 1068775 DEEDWARR
11/06/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $358.90
20231106-0086713

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 6 day of November, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tien Ngoc Tran	New Owner	**10100006200**
863 Summerly Drive		
Nashville, TN 37209		

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 HEREBY ACKNOWLEDGE, WE,

Angel Amilcar Sandoval, unmarried

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

Tien Ngoc Tran

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, being more particularly descibed, as follows:

Beginning at a point in the center of River Road Pike, said point being the northeast corner of the Indian Creek Hunt and Timber Club, LLC as of record in DB-20130926 0101412 Register's Office for Davidson County, Tennessee (R.O.D.C.T.), said point also being 1863 feet from the intersection of River Road Pike and Indian Creek Road; said point also being located North 19 degrees 02 minutes 27 seconds East 17.65 feet from a ¾" Iron Rod with a busted cap, thence with the centerline of said River Road Pike around a curve to the left having a radius of 301.89 feet, a chord bearing and distance of South 88 degrees 48 minutes 36 seconds East, 148.37 feet for a curve length of 149.90 feet to a point, said point being the northwest corner of the Searra Williams & Marquita Lindsley property as of record in DB-20200908 0102000 R.O.D.C.T.;

Thence leaving said centerline of River Road Pike and with the western line of said Lindsley property South 06 degrees 41 minutes 08 seconds East passing a ½" bent Iron Rod at 30.5 feet for a total distance of 422.00 feet to a set ½" Iron Rod capped Elliott;

Thence leaving said Lindsley property and with the northern line of the Luther Cullom Et. Ux. Property as of record in Book 3405, Page 361 R.O.D.C.T. South 73 degrees 04 minutes 57 seconds West passing a set ½" Iron Rod capped Elliott at 395.77 feet for a total distance of 400.77 feet to a 34" Oak Tree, said Tree being on the east line of said Indian Creek property;

Thence leaving said Cullom property and with the east line of said Indian Creek property North 19 degrees 02 minutes 27 seconds East passing said ¾" Iron Rod with a busted cap at 552.37 feet for a

total distance of 570.02 feet to the point of beginning, said tract of land herein described containing 2.813 acres more or less, subject to the right-of-way of River Road Pike,

according to a boundary survey by Clint Elliott Survey dated 5-12-2023, Jason Garrett TN RLS #2861.

Being the same property conveyed to Angel Amilcar Sandoval, by Quitclaim Deed from Kristen Elayne McCoy, dated March 11, 2022, of record in Instrument No. 20220321-0032194, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7166 River Road Pike, Nashville, TN 37209.

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 in 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.

Angel Amilcar Sandoval Date: 11/2/23

Angel Amilcar Sandoval

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Angel Amilcar Sandoval, the within named Grantor(s), 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, at office, this 2nd day of November 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark Bleedom, 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 11/2/23.

Date

Affiant Signature

11/2/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of November, 2023.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY