Karen Johnson Davidson County
Batch# 1079458 DEEDWARR
12/07/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231207-0094508

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3776

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of December, 2023

Notary Public

Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marcos F. Zambrano 834 Tulip Grove Road Hermitage, TN 37076	Address of New Owner	075-00-0-074.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Wesley A. Stallings, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcos F. Zambrano, 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:

BEING THE DEVELOPED LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A ½" IRON PIN SET WITH CAP, (RLS2681), 25 FEET FROM THE CENTERLINE OF TULIP GROVE ROAD, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREON DESCRIBED TRACT; THENCE, WITH THE MARGIN OF TULIP GROVE ROAD, S 07°- 18'- 20" W, 40.05 FEET, TO A ½" IRON PIN SET WITH CAP, (RLS2681); THENCE, LEAVING THE MARGIN OF TULIP GROVE ROAD ALONG THE WEST LINE OF PARCEL 07500007401, S 42°- 49'- 41" W, 176.59 FEET, TO A ½" IRON PIN SET WITH CAP, (RLS2681), SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE HEREON DESCRIBED TRACT, AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL 07500007401, AND IN THE NORTH LINE OF PARCEL 07500009200; THENCE, ALONG THE NORTH LINE OF PARCEL 07500009200 AND PARCEL 07500011200, N 42°- 29'- 12" W, 396.00 FEET, TO A MAGNAIL SET WITH DISC, (RLS2681), SAID MAGNAIL IS SET IN A LIMESTONE ROCK AND IS THE SOUTHWEST CORNER OF THE HEREON DESCRIBED TRACT; THENCE, WITH THE EAST LINE OF PARCEL 07500007300, N 23°- 54'- 36" E, 181.00 FEET, TO A ½" IRON PIN SET WITH CAP, (RLS2681); THENCE, N 19°- 29'- 42" E, 46.15 FEET, TO A ½" IRON PIN SET WITH CAP, (RLS2681), SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREON DESCRIBED TRACT; THENCE, ALONG THE SOUTH LINE OF PARCEL 07500007200, S 42°- 29'- 07" E, 449.87 FEET, TO THE POINT OF BEGINNING. CONTAINING 2.05 ACRES, according to the survey of Matthew D. Listovitch, RLS No. 2681, dated November 11, 2023.

Being the same property conveyed to Wesley A. Stallings, a single man by Warranty Deed from Gregory S. Ruff and Amy B. Ruff, husband and wife, dated March 09, 2016 and recorded March 11, 2016 in Instrument No. 20160311-0023392, Register's Office of Davidson County, Tennessee.

Amanda Cider joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 834 Tulip Grove Road, Hermitage, TN 37076

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 so 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.

Dated this the 1st day of December, 2023.

Wesley A. Stallings

Amanda Cider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Wesley A. Stallings and Amanda Cider, 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 1st day of December, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/1/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

