Karen Johnson Davidson County
Batch# 1084607 DEEDWARR
12/21/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20231221-0098450

6959

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2023.

Notary Public

COMMISSION EXPIRES: _____

GRAHAM PHELAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janee B. Proffitt Micah D. Bennett	SWBC Mortgage	024-00-0-011
(NAME)	(NAME)	
4834 Brick Church Pike	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **we, Jose Angel De La Parra and Tat'Yana Kenigsberg, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janee B. Proffitt and Micah D. Bennett, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACTNO.1

LAND in the 10th Civil District of Davidson County, Tennessee, being the northeasterly part of Tract No. 2 on the Map showing the Partition of J. W. Phelan's Tract, not of record, described partly according to a survey made by Z. W, Wilkinson, Surveyor, March 19, 1945, as follows:

Beginning at a spike in the center of Brick Church Pike at the common corner of Tracts Nos. 2 and 3 on said Map, said spike also belong the south corner of the property conveyed to Rosetta Phelan, et al, by deed from Nellie Phelan Ragan, et al, as of record In Book 1316, pa1e 309, Register's Office for said County; thence with said Phelan's southwesterly line with a drain as follows: North 35 degrees West 188 feet, North 57 degrees West 120 feet; North 27 degrees West 102 feet, North 45 decrees West 150 feet and North 50 decrees West 49 feet to an elm; thence with said Phelan's southwesterly line North 64 degrees West 272 feet to an ash; thence with the same North 55 degrees 1358 feet to a stake with a dogwood and sassafras pointers In Benton's easterly line; thence with Benton's easterly line South 3 degrees West 175.5 feet to a point; thence southeasterly 2220 feet, more or less to the center of Brick Church Pike; thence with the center of sad Pike North 37 degrees 15' East 150 feet to the beginning.

INCLUDED In the above description but expressly EXCLUDED therefrom Is the following described tract conveyed to Robert R, Galbreath and wife, Mary Allen Galbreath by deed from Roy Lee Taylor a single man, of record In Book 8110 Page 757, Register's Office for Davidson County, Tennessee.

Land In the Second District of Davidson County, Tennessee, Being a portion of the property of Lee Roy Taylor as of record In Deed Book 4634, page 990, Register's Office for Davidson County, Tennessee, according to a survey dated January 18, 1990, by Donald R. Carver, Registered Land Surveyor No, 271, described as follow:

Being Lot One on the plat of Lee Roy Taylor Property as of record In Plat Book 6050, page 426, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the northern margin of Brick Church Pike, said point being the southern corner of the property of Charles L Johnson (Deed Book 5821, page 785, Register's Office for Davidson County, Tennessee), and being the southeast corner of this parcel; thence with the margin of Brick Church Pike, South 41 deg. 47' 54" West 134.43 feet to a concrete monument; thence leaving said road margin; North 48 deg. 16' 44" West 677.46 feet to an Iron pin; thence North 42 deg. 17' 57" East 237.84 feet to an Iron pin at an elm tree on the line of Charles L Johnson; thence with the line of Charles L Johnson for the next six calls, South 53 deg. 56' 01" East 59.90 feet to an Iron pin at a walnut tree; thence continuing South 40 deg. 04' 41" East 103.86 feet to an Iron pin; thence continuing South 41 deg, 07' 36"East 150.07 feet to an Iron pin; thence continuing South 40 deg. 06' 53" East 102.30 feet to an Iron pin; thence continuing 42 deg. 31' 22" East 116.25 feet to an Iron pin; thence continuing 29 deg. 37' 41' East 155.15 feet to the point of beginning containing 3.164 acres, more or less.

TRACT NO. 2

Land In the 11th Councilman Ie District of Davidson County, Tennessee, being a portion of the land on the plan of Division of the Deborah Lynn Jones Property, and more particularly described according to a survey prepared by Phillip J. Klober, R.L.S., Tennessee License #2050, d/b/a Klober Engineering Services, 203 10th Avenue East, Springfield, Tennessee 37172, dated March 15, 2000, as follows:

Commencing at a point in the southerly margin of Brick Church Pike, the corner between Tract 1 of this division and the Carl G Balley property, having a deed reference In Deed Book 5821, page 397, Register's Office of Davidson County, Tennessee, thence leaving said road, South 40 deg. 01' 16" West, 218,84 feet to a Iron rod, a corner to the Balley property; thence along the northerly line of the Balley property, and the southerly line of Tract 1, North 53 deg. 37' 57" West, 1239.83 feet to the point of beginning of the described tract and being the southeast corner of this tract

Thence North 53 deg. 37' 57" West, 418.65 feet to an Iron rod being the northwest corner of the Balley property, thence South 32 deg. 25' 47" West, 243.66 feet to an Iron rod, being the southwest corner of the Balley property; thence along the northerly line of the Lee Roy Taylor property, having a deed reference in deed Book 4634, page 990, Register's Office of Davidson County, Tennessee North 50 deg. 22' 48" West, 225.18 feet to an Iron rod, being the southwest corner of this tract; thence along the easterly line of the Albert Powell property, having a deed reference In Deed Book 5025, page 280, Register's Office of Davidson County, Tennessee North 08 deg. 39' 34" East, 440.87 feet to a fence post, being the northwest corner of this tract; thence along the southerly line of the Chester Hardy III property having a deed reference In Deed book 6136, page 76, Register's Office of Davidson County, Tennessee South 58 deg.13' 29" West, 719.26 feet to an Iron rod; thence South 47 deg. 59' 54" East, 115.33 feet to the point of beginning, containing 5,01 acres, more or less.

Being the same property conveyed to Jose Angel De La Parra by Warranty Deed from Eddie Bryan Taylor and wife, Sheila Sloan Taylor of record in Instrument No. 20190703-0065335 dated 07/01/2019 and recorded 07/03/2019, Register's Office Davidson County, Tennessee. The said Jose Angel De La Parra is now married to Tat'Yana Kenigsberg.

The said Tat'Yana Kenigsberg, wife of Jose Angel De La Parra, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Jose Angel De La Parra and Tat'Yana Kenigsberg, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 20231215-0097023 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as	4834 Brick Church Pike		Goodlettsville, TN	37072
	(House Number) (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, successors 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, successors 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 20th day of December, 2023.

Jose Angel De La Parra by _____, Attorney-In-Fact
Jose Angel De La Parra by Coleman R. Dixon, Attorney-In-Fact

Tat'Yana Kenigsberg by _____, Attorney-In-Fact
Tat'Yana Kenigsberg by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Jose Angel De La Parra and Tat'Yana Kenigsberg, being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 2023.

_____
Notary Public

My Commission Expires:

SHANNON AMILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 20th day of December, 2023.

_____ 12/20/2023
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 20th day of December, 2023.

Commission Expires: Sept. 2, 2024

_____
Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024