Karen Johnson Davidson County
Batch# 1088221 DEEDWARR
01/03/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20240103-0000732

WARRANTY DEED

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

G-RR-23-3931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amado Rangel Trejo and Maribel Victoria Martinez	Same	
(NAME)	(NAME)	**048-00-0-197.00** **048-00-0-198.00**
3931 Dry Fork Road and 0 Dry Ford Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB H. BAUER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMADO RANGEL TREJO AND MARIBEL VICTORIA MARTINEZ,** husband & wife, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 3 on a survey by Harold Cole, dated March 2, 1977, and described according to a survey by John B. Kohl, III, dated August 28, 1979, as follows:

Beginning at a iron pin in the middle of Dry Fork Road said pin being the Northeasterly corner of the Sanders property; thence North 40 degrees 45 minutes East 32 feet, more or less to a point in the centerline of a creek; thence following the centerline of the creek, South 59 degrees 44 minutes East 257.94 feet to a point; thence leaving the said centerline of the creek, South 29 degrees 26 minutes East 126.89 feet to the center of a bridge; thence following the centerline of Dry Fork road, North 54 degrees 46 minutes West 100.58 feet to a point, said point being an the Northerly margin of a 50 foot right-of-way; thence leaving the said center of Dry Fork Road and following the 50 foot right-of-way, South 37 degrees 20 minutes West 99.15 feet to a point; thence South 72 degrees 31 minutes West 260 feet to a point; thence South 36 degrees 16 minutes West 170 feet to a point; thence South 25 degrees 17 minutes West 516.43 feet to a point; thence leaving the boundary of the said 50 foot right-of-way North 53 degrees 30 minutes West 379.5 feet to a point; thence North 45 degrees 3 minutes West 693.17 feet to a point; thence South 83 degrees 23 minutes East 866.04 feet to a point; thence North 65 degrees 37 minutes East 210.38 feet to a point; thence North 40 degrees 45 minutes East 259.3 feet to the point of beginning in the center of Dry Fork Road.

Being the same property conveyed to Jacob H. Bauer, a single person by Warranty Deed from Charles L. Mays dated July 31, 2020 and recorded August 3, 2020 in Instrument No. 20200803-0085632, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Sewer and Drainage Easement of record in Book 7464, Page 166, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3931 Dry Fork Road and 0 Dry Ford Road, Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF JANUARY, 2024.

Jacob H. Bauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of December, 2023

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Eileen Smith, do hereby make oath that I am 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 1/3/2024 (date of document).

Eileen Smith
Affiant Signature

1/3/2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of Dec, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

