Karen Johnson Davidson County
Batch# 1098324 DEEDWARR
02/06/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $318.20
20240206-0008339

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 24-115S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Pedro Alvarez Jimenez	Pedro Alvarez Jimenez	024-00-0193.00
(NAME)	(NAME)	
545 E. Maple St	545 E. Maple St	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BRENT MILLER, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEDRO ALVAREZ JIMENEZ, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, registered land surveyor, No. 1459, as follows:

Beginning at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, Page 376, Register's Office for Davidson County, Tennessee; thence with the line of Williams S 68°00'00" E 301.48 feet to an iron pin; thence S 68°23'21" W 108.23 feet to a point; thence N 21°36'39" W 18.75 feet to a point; thence S 85°20'00 W 30.90 feet to a point; thence N 71°50'00" W 32.68 feet to a point; thence S 82°20'43" W 31.09 feet to a point; thence S 78°30'00" W 23.10 feet to a point; thence S 66°20'00" 28.90 feet to a point; S 75°50'00" W 55.60 feet to a point; thence S 82°54'29" W 29.33 feet to a point; thence N 15°13'13" E 34.83 feet to a point; thence N 02°45'58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence with said margin of said road on a curve having a delta angle of 03°49'11", a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

Tract No. II:

A certain tract of parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, registered land surveyor, No. 1459, No. 68214-136, as follows:

Beginning at an iron pin marking the most southwesterly corner of the property conveyed to Gene H. Williams of record in Deed Book 5638, Page 376, Register's Office for Davidson County, Tennessee, said point being S 68°00'00" E 301.48 feet from an iron pin marking the most northwest corner of the said Williams property at or near a driveway entering the existing property of Mitchell Douglas in the southerly margin of Shaw Road; thence with the southerly of Williams N 72°25'08" E 108.43 feet to an iron pin; thence S 68°00'00" E 124.53 feet to a point; thence S 68°45'04" W 138.31 feet to a point; thence S 73°54'58" W 62.05 feet to a point; thence S 62°14'44" W 56.02 feet to a point; thence S 58°09'30" W 73.26 feet to a point; thence S 45°34'05" W 16.65 feet to a point; thence S 29°15'30" W 31.71 feet to a point; thence S 13°08'12" W 49.17 feet to a point; thence S 03°10'02" W 90.08 feet to a point; thence N 86°49'58" W 115.35 feet to a point in a fence row; thence with said fence row N 03°10'02" East 64.28 feet

to a point; thence N 09°51'07" W 55.37 feet to a point; thence N 29°15'17" W 28.96 feet to a fence post; thence N 51°09'43" E 94.71 feet to a fence post; thence N 46°28'28" E 93.68 feet to a fence post; thence N 68°23'21" E 162.91 feet to the point of beginning and containing 1.317 acres more of less.

BEING the same property conveyed by Quit Claim Deed from Stacy Troup and Joshua Douglas to TAMSLMA, an unincorporated Association #12643, recorded April 29, 2013, as Instrument No. 20130429-0042268 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from TAMSLMA, an unincorporated Association #12643 to John Freeman and Jennifer Jamison, recorded April 29, 2013, as Instrument No. 20130429-0042534 in Davidson County, Tennessee Register of Deeds.

Being the same property conveyed to Brent Miller by Warranty Deed of record in Instrument No. 20230310-0017316, said Register's Office, as corrected by a Scrivener's Affidavit of record in Instrument No. 20240129-0005812, said Register's Office.

This is improved ☒ property, known as 2069 Shaw Rd, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of February, 2024.

Brent Miller

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 5th day of February, 2024, before me personally appeared Brent Miller, 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 (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: 8/24/26

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 3, 2025
COUNTY OF CANNON

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 2/5/24 (date of document).

Eileen Smith
Affiant Signature

2/6/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of Feb, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

