WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107615 DEEDWARR
03/05/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20240305-0015413

File No. BC-24-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Michael Pacheco and Lawrence M. Pacheco	New Owner	
(NAME)	(NAME)	140-00-0-062.00
4014 Williford Way		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(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, I/WE, **CHANCE STORY, UNMARRIED AND AUDREY M. HARLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN MICHAEL PACHECO, A MARRIED PERSON AND LAWRENCE XX PACHECO, A MARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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 described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Southeasterly common comer of Tracts 15 and 14 of the Heath Property, division not of record; thence, with the lines of Tracts 14, 13, 12 and 11 and leaving the center line of said easement; North 34 degrees, 40°, 12", West 11 78.98' to an iron pin set in the Southerly property line of Tract 17; thence with the Southerly line of Tract 17, South 85 degrees, 50°, 32", East 319.86' to an iron pin; thence, leaving the line of Tract 17 and with the Southwesterly line of Tract 16, South 34 degrees, 40°, 12", East 958.22' to an iron pin set in the center of the said 50° joint use ingress, egress and public utility easement; thence, with center of said easement, South 50 degrees, 41°, 36", West 250.00' to the point of beginning, containing 6.11 acres, more or less.

Being the same property conveyed to Kent W. Baldwin, unmarried and Audrey M. Harley, unmarried by Installment Deed from Lloyd Franklin Greene, unmarried of record in Deed Book 9778, page 361, Register's Office for Davidson County, Tennessee, dated August 18, 1995 and recorded on August 30, 1995.

The said Kent W. Baldwin died testate on April 17, 2019, leaving Last Will and Testament filed for Probate in Docket No. 19P1000, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the terms

of the Will, Glen aka Glendon Miller is named as Personal Representative of the Estate of Kent Wilford Baldwin, deceased.

Being the same property conveyed to Chance Story, unmarried by Executor's Deed from Glen Miller, as executor of the last will and testament of Kent W. Baldwin of record in Instrument No. 20210412-0048102, Register's Office for Davidson County, Tennessee, dated April 08, 2021 and recorded on April 12, 2021.

This is property more commonly known as 8674 Poplar Creek Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 5th day of March, 2024.

Chance Story

Audrey M. Harley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Chance Story and Audrey M. Harley, 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 5th day of March, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 3/5/24.

Date

Affiant Signature

3/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027