WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157810 DEEDWARR
07/15/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240715-0052771

File #24-MP-5830-SA

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Elvin Omar Varela
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elvin Omar Varela and Kenia Yolibeth Guzman Rosales	**New Owner**	
(NAME)	(NAME)	**164 00 0 023.00**
122 Rader Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(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,

STEVEN RANDALL ADAMS AND KATHY LOUISE ADAMS, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELVIN OMAR VARELA AND KENIA YOLIBETH GUZMAN ROSALES, A MARRIED COUPLE,

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 the 2nd (formerly the 5th), Civil District of Davidson County, Tennessee, being part of Tract 7 on the recorded survey of THE DIVISION OF THE RUCKER FARM, of record in Plat Book 1424, Page 138, Register's Office for Davidson County, Tennessee ("RODC"), described according to a map drawn by Geo. W. Watkins, Surveyor, and dated September 22, 1953, as follows:

Beginning at a railroad spike in the center of Mount View Road, at the Southeast corner of Tract No. 1 on said survey, conveyed to Robert T. Rucker, Jr., by deed from Claire A. Rucker Smith, et al, of record in Book 1788, Page 476, RODC, said point being also the Northwest corner of a part of Tract 7 conveyed to Herbert W. Smith, and wife by deed from Robert T. Rucker, Jr. and wife, of record in Book 1915, Page 289, RODC, thence with the center of the said Road, and the line between said Tracts Nos. 1 and 7, North 44 deg East, 47 feet, and North 53 deg East, 100 feet to the Northwest corner of said Tract No. 1; thence continuing with the center of said Road, North 67 deg 45 min East, 293 feet, and North 71 deg 20 min East, 175 feet, thence South 2 deg 30 min West, 608 feet more or less, to the Northerly boundary line of said Smith property; thence with the Northern Boundary line of the Smith Property, North 56 deg 30 min West, 627 feet, to the beginning; and containing 4 acres more or less.

Being the same property conveyed to Steven Randall Adams and wife Kathy Louise Adams, by Warranty Deed from Sharon G. Dean aka Sharon Gail Dean, of record in Instrument No. 20070404-0040169, in the Register's Office of Davidson County, Tennessee, dated March 30, 2007 and recorded on April 4, 2007.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DIVISION OF THE RUCKER FARM, as recorded in Plat Book 1424, Page(s) 138.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5830 Mt View Rd, Antioch, TN 37013.

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 12th day of July, 2024.

Steven Randall Adams

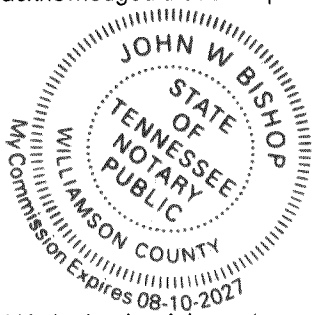
Kathy Louise Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2024, before me personally appeared Steven Randall Adams, 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 12th day of July, 2024.

Notary Signature
My commission expires:

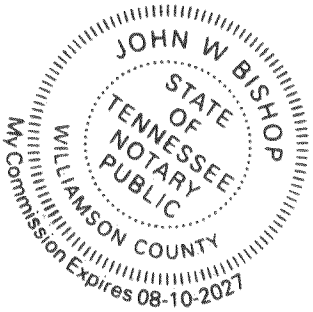


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2024, before me personally appeared Kathy Louise Adams, 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 12th day of July, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 12 day of July, 2024.

Affiant Signature

Date 7/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

