Name and Address of New Owner:
Hector Martinez

PO Box 110170
Nashville, TN 37222

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1161245 DEEDWARR
07/24/2024 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20240724-0055846

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-15-0-153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reyes Construction, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hector Martinez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract No. I:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of TCMC Madison-Portland, Inc., of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. No. 2389, dated 11-16-06, and being Lots 1-4 of Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 and 37 and being more particularly described as follows:

BEGINNING at an iron pin old in the Southerly right-of-way line of East Old Hickory Boulevard, at its intersection with the Easterly right-of-way line of Larkin Springs Road,

Thence with said Southerly right-of-way line, South 84 degrees 11 minutes 34 seconds East, 76.89' to an iron pin new, being the Northwesterly corner of Lot 5, in said subdivision;

Thence with the Westerly line of Lot 5, South 6 degrees 34 minutes 02 seconds West, 128.43 to an iron pin new in the Northerly line of the TCMC Madison-Portland property, of record in Instrument No, 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said Northerly line, North 83 degrees 20 minutes 05 seconds West, 80.18 to an iron pin new, in the Easterly right-of-way line of Larkin Springs Road;

Thence, North 8 degrees 03 minutes 09 seconds East, 127.32' to the POINT OF BEGINNING and containing 10040 square feet, or 0.230 acres, more or less.

Tract No. II:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to the boundary survey by Hart,

Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. 2389, dated 11-10-06, and being Lots 5 and 6 of Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 and 37 and being more particularly described as follows:

BEGINNING at an iron pin new in the Southerly of East Old Hickory Boulevard, being the Northeasterly corner of Lot 4, of said subdivision;

Thence, with said Southerly right-of-way line, South 84 degrees 11 minutes 34 seconds East, 48.06 to an iron pin old, being the Northwesterly corner of Lot 7, said subdivision;

Thence, with the Westerly line of Lot 7, South 5 degrees 39 minutes 09 seconds West, 129.17' to an iron pin old in the Northerly line of the TCMC Madison-Portland property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said Northerly line, North 83 degrees 20 minutes 05 seconds West, 50.12' to an iron pin new at the Southeast corner on said Lot 4;

Thence, North 6 degrees 34 minutes 02 seconds East, 128.43 to the POINT OF BEGINNING and containing 6322 square feet, or 0.145 acres, more or less.

Being a portion of the same property conveyed to Reyes Construction, Inc., a Tennessee Corporation, by Special Warranty Deed from Wilson Bank & Trust, a Tennessee banking corporation, of record in Instrument No. 20110620-0047072, Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 20, 2011. (Value or consideration as shown in aforementioned deed $32,500.00.)

This is unimproved property located at 1102 and 1104 East Old Hickory Blvd, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2024.

Reyes Construction, Inc., a Tennessee Corporation

By: _____
Deanna Reyes, Vice-President/Secretary

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Deanna Reyes, Vice-President/Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theVice-President/Secretary of Reyes Construction, Inc., the within named bargainor, a Corporation, and that as such Vice-President/Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice-President/Secretary.

Witness my hand, at office, this 28th day of June, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

~~Notary's Signature~~
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this
28th day of June, 2024.

_____
Notary Public
My commission expires: 5-9-26
File No. GNT-24-3448

202407240055846

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-28-24 .

Affiant Signature

6-28-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of June, 2024.

Notary Signature

My Commission Expires: 5-9-26

