

Karen Johnson Davidson County
Batch# 1181143 DEEDWARR
09/12/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240912-0070496

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.28.26
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

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05-NSH24-08133

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marta Yesenia Cortez Castro 8537 Whites Creek Pike Joelton, TN 37080	**New Owner**	044-00-0-078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher D. Farmer and Jenny L. Farmer, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marta Yesenia Cortez Castro, a married woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Davidson County, Tennessee, being parcel number 78 on Davidson County property Tax Map 4 and containing 6.0 acres, more or less, further described as follows: Beginning at a point North 313 feet from the center of Coopertown Road, said point being the Southwest corner of the land herein described and the Northwest corner of a tract of land conveyed to John H. Cooper, et al of record in Book 4701, Page 859, Register's Office for Davidson County, Tennessee, thence North 200 feet to an iron stake, thence South 89 degrees 40 minutes East 1,102 feet to the margin of Highway 431; thence with the margin of said Highway, South 13 degrees 30 minutes East 50 feet, South 10 degrees East 166.5 feet to an iron stake; thence leaving said Highway, North 88 degrees West 529.2 feet; thence South 6 degrees West 68.5 feet to said Cooper's Northeast corner; thence with the line of said Copper, North 81 degrees 30 minutes West 615.5 feet to the beginning, containing 6.0 acres more or less.

Being the same property conveyed to Christopher D. Farmer and wife, Jenny L. Farmer by Warranty Deed from Jim Allen of record in Instrument No. 20131002-0103715 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 02, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **8537 Whites Creek Pike, Joelton, TN 37080**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of September, 2024

Christopher D. Farmer

Jenny L. Farmer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Christopher D. Farmer and Jenny L. Farmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 11th day of September, 2024.

Notary Public

My Commission Expires: 03/03/2026

RIMI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 11, 24 (date of document).

Jennifer L. Pennell

Sept. 12, 24
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

