Name and Address of New Owner:
Maria Adriana Arredondo Lopes and Jose R. Espindola Pacheco
3340 Pugh Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1184517 DEEDWARR
09/20/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240920-0073165

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 124-00-0-078

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, **Clifford R. Hunter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maria Adriana Arredondo Lopes, and Jose R. Espindola Pacheco,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to and being identified as Tract 4 on an unrecorded survey by J. Bruce Rainey, RLS, dated July 17, 1981 Gob No. 81-132), as follows:

Beginning at an iron pin set on the southerly margin of Pugh Road, said point of beginning being the Northwest corner of this tract and the Northeast corner of the T.H. Baggarly land; thence with the southerly margin of said road (25' South of the centerline) S 83° 32' 39" E 140.30 feet to an iron pin; thence leaving the margin of said road S 8° 39' 16" W 630.04 feet to an iron pin; thence S 25° 2' 45" E 171.51 feet to an iron pin; thence S 83° 32' 39" E 550.00 feet to an iron pin; thence S 5° 58' 47" W 75.00 feet to an iron pin set on the northerly margin of Hobson Pike; thence with the northerly margin of said pike S 86° 10' 24" W 879.09 feet to an iron pin; thence leaving the northerly margin of said road N 9.0 2' 26" E 425.17 feet to an iron pin in a fence line, the southerly line of the aforesaid Baggarly land; thence with Baggarly's line and a fence S 83° 15' 19" E 61.00 feet to an iron pin set at a fence corner; thence with Baggarly's easterly line and a fence N 9° 14' 44" E 583.99 feet to the point of beginning, containing 6.02 acres, more or less.

Being the same property conveyed to Clifford R. Hunter and Kirk Daniel Hunter by Quitclaim Deed from Clifford R. Hunter dated September 30, 2011 of record in Instrument No. 20111004-0076861, Register's Office of Davidson County, Tennessee.

The above described parcel of land is subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at the Northwest corner of the above described tract on the southerly margin of Pugh Road, thence with the margin of said Pugh Road S 83° 32' 39" E 25.03 feet to a point; thence S 9° 14' 44" W 993.44 feet to a point on the northerly margin of Hobson Pike; thence with the margin of said pike S 86° 10' 24" W 25.66 feet to a point; thence N 9° 14' 44" E 389.01 feet to a point, thence N 83° 15' 19" W 60.91 feet to a point; thence with the westerly line of the above described tract N 9° 2' 26" E 25.02 feet to a point; thence S 83° 15' 19" E 61.00 feet to an iron pin; thence N 9° 14' 44" E 583.99 feet to the point of beginning.

Being the same property conveyed to Clifford R. Hunter, by Quitclaim Deed dated

September 23, 2016 from Clifford R. Hunter an Kirk Daniel Hunter, recorded September 26, 2016 in Instrument No. 20160926-0101287 in the Register's office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 20th day of September, 2024.

Clifford R. Hunter (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2024, before me personally appeared Clifford R. Hunter, 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 20th day of September, 2024.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me this 20th day of September, 2024.

Notary Public
My commission expires: 5/20/26
File No. 2024-7286-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 20, 2024 (date of document)

Affiant Signature

September 20 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 20th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202409200073165