This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1190660 DEEDWARR
10/07/2024 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $3,034.00
20241007-0077535

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $820,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13 Day of Aug, 2024.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew B. Barajas and Elizabeth M. Sebesta
1733 Neelys Bend Road
Madison, TN 37115
SEND TAX BILLS TO:
Matthew B. Barajas and Elizabeth M. Sebesta
1733 Neelys Bend Road
Madison, TN 37115
MAP AND PARCEL NUMBER: 06300030200

WARRANTY DEED
24NT00813

Effective the 13th Day of August, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kimberly Daft and Thomas Daft, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew Bryan Barajas and Elizabeth Mae Sebesta, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. II of 1733 Neelys Bend Road, as described by survey of Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc, 4779 Hwy 41, North Springfield TN dated April 17, 2017, described as follows, to-wit:

Beginning at an iron pin (new), in the easterly margin of Neelys Bend Road, said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (IN) 20020410-0043959, RODCT., S 15 degrees 18' 42" E, 98.00 feet; thence S 07 degrees 32' 07" E, 197.59 feet to the point of Beginning, the northwest corner of this tract and continuing with a new line as follows; S 89 degrees 34' 00" E, 100.00 feet to an iron pin (new); thence N 73 degrees 44' 24" E, 52.22 feet to an iron pin (new); thence 89 degrees 34' 00" E, 1407.79 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to James L. Forkum; thence with a new line, N 89 degrees 34' 00" W, 1551.84 feet to an iron pin (new), in the easterly margin of Neelys Bend Road; thence with the easterly margin of Neelys Bend Road, as follows: N 07 degrees 22' 25" E, 49.48 feet; thence with a curve to the left, having a radius of 730.15 feet, an arc distance of 90.90 feet, and a chord bearing and distance of N 03 degrees 48' 27" E, 90.84 feet to the point of beginning, containing 5.48 acres, more or less, as surveyed by Steven E. Artz,

TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN, dated April 17, 2017.

The above described tract of land is served by a subsurface Sewage Disposal System easement and subject to rights that exist to said subsurface Sewage Disposal System, which is described as follows:

Subsurface Sewage Disposal System Easement

Beginning at an iron pin (new) said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of tract which belongs to Harold L Wilbur, having a deed reference in Instrument Number (IN) 20020410-0043959, RODCT., S 15 degrees 18' 42" E, 98.00 feet; thence S 07 degrees 32' 07" E, 197.59 feet; thence S 03 degrees 48' 27" W 90.84 feet; thence S 07 degrees 22' 25" W, 49.48 feet; thence S 89 degrees 34' 00" E, 100.00 feet; thence N 73 degrees 44' 24" E, 52.22 feet to the point of beginning, the southwest corner of this easement and continuing with a new line, as follows: N 31 degrees 40' 43" E, 57.61 feet; thence S 87 degrees 45' 15" E, 76.86 feet; thence S 02 degrees 14' 45" W, 46.85 feet; thence N 89 degrees 34' 00" W, 105.23 feet to the point of beginning, containing 0.10 acres, as surveyed Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN, dated April 17, 2017.

Being the same property conveyed to Kimberly Daft and Thomas Daft, wife and husband from Ribbon Home SPV II, LLC, by Warranty Deed dated 05/29/2020 and recorded 06/09/2020 in Instrument No. 20200609-0058884, register's Office of said County.

Being the same property conveyed to Ribbon Home SPV II, LLC, by Warranty Deed from Matthew Frazier and Katie Menees Frazier, dated 04/21/2020 and recorded 04/24/2020 as Instrument No. 20200424-0043239, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1733 Neelys Bend Road, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th day of August, 2024

Kimberly Daft

State of Tennessee)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly Daft, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Thomas Daft

State of Tennessee)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thomas Daft,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Summer Barton 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 8-13-24 (date of document).

Summer Barton
Affiant Signature

10-5-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of Oct 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON