# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212506 DEEDWARR
12/04/2024 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,602.95
20241204-0094116

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,500.00.

Edgar V.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Edgar Adrian Valenzuela Reveles | Edgar Adrian Valenzuela Reveles | Parcel ID: 021 00 0 235.00 |
| (NAME) 6199 Clarksville Pike | (NAME) 6199 Clarksville Pike | |
| (ADDRESS) Joelton, TN 37080 | (ADDRESS) Joelton, TN 37080 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Buford A. Blackwell and wife, Rebecca Blackwell, Trustees U/A/D June 29 1994**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edgar Adrian Valenzuela Reveles, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, State of Tennessee, described according to a survey by Harold H. Cole, Surveyor, dated August 30, 1972, and described as follows:

Beginning at a point in the southerly margin of U. S. Highway 41-A, also known as Clarksville Highway; thence S 35 deg. 45 min. West 183.20 feet; thence N 70 deg. 30 min. West 241.75 feet; thence North 17 deg. 50 min. East 263.43 feet to a point in the southerly margin of U. S. Highway 41-A, Thence easterly along the southerly margin of said U. S. Highway 41-A, 310.13 feet to the point of beginning.

Being the same property conveyed to Rebecca F. Blackwell from Fred C. Pentecost and wife, Nelda Pentecost by Warranty Deed dated October 5, 1981 and recorded on October 6, 1981, in Book 5803, Page 891, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Buford A. Blackwell and wife, Rebecca Blackwell, Trustees U/A/D June 29 1994 from Rebecca F. Blackwell, Individually by Quitclaim Deed dated June 29, 1994 and recorded on July 14, 1994, in Book 9406, Page 968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6199 Clarksville 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 and assigns forever; and we do covenant with the 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, 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 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 our hands this 2nd day of December, 2024.

Buford A. Blackwell and wife, Rebecca Blackwell, Trustees U/A/D June 29 1994

BY: _____
Buford A. Blackwell
Trustee

BY: _____
Rebecca Blackwell
Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Buford A. Blackwell and wife, Rebecca Blackwell, Trustees U/A/D June 29 1994, the within named bargainor, 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.

Witness my hand and official seal, this the 2nd day of December, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

**December 2, 2024**.

Date

Affiant Signature

**December 4, 2024**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON