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# 1221099 DEEDWARR
12/30/2024 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20241230-0100798

State of IN
County of Wabash
The actual consideration or value, whichever is greater for this transfer is: $255,000
Vicki J Wilburn
Affiant Signature
Subscribed and sworn to before me on this the 28 Day of September 2024
Notary Public
My Commission expires 08/06/2032

AMANDA KATES
Notary Public
Kosciusko County - State of Indiana
Commission Number NP0757968
My Commission Expires Aug 6, 2032

NAME AND ADDRESS OF PROPERTY OWNER:
Eddler Carrera Duarte and Maria Carrera Duarte
5086 Blue Hole Rd
Antioch, TN 37013

SEND TAX BILLS TO:
Eddler Carrera Duarte and Maria Carrera Duarte
5086 Blue Hole Rd
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 16200002900

WARRANTY DEED

24NT00621

Effective the 28 Day of September 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael E. Wilburn and Vicki J. Wilburn, husband and wife

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

Eddler W Carrera and Maria A Carrera Duarte, as tenants in common with rights of survivorship

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 LOCATED IN THE 32ND COUNCIL MANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE THE EASTERLY MARGIN OF BLUE HOLE ROAD BOUNDED ON THE NORTH BY JANICE HANCOCK BELL, BOUNDED ON THE EAST AND SOUTH BY MICHELE, DAVIS AND INTERSTATE HIGHWAY 24, DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7/29/2005 BY CAMPBELL, MCRAE AND ASSOCIATES, SURVEYING INC, (JOHN A. HOOD TN R.L.S. NO. 1838) AS FOLLOWS:
BEGINNING AT AN IRON ROAD (NEW) IN THE EASTERLY MARGIN OF BLUE HOLE ROAD, THE SOUTHWEST CORNER OF JANICE HANCOCK BELL (BOOK 5224, PAGE 789 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE SOUTHERLY LINE OF BELL S., 86°15'00" E, 327.64' TO AN IRON ROAD (OLD), SAID IRON ROD BEING THE NORTHWEST CORNER OF MITCHELL E. DAVIS AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST AND SOUTH LINES OF MITCHELL E. DAVIS (BOOK 11385, PAGE 101 R.O.D.C, TN) S. 10°36'45" W, 115.22' TO AN IRON ROD (OLD) THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH S. 58°57'48" W, 82.45' TO AN IRON ROD (NEW); THENCE N. 83°45'13" W, 182.81' TO AN IRON ROD (OLD) IN THE NORTHERLY MARGIN OF INTERSTATE HIGHWAY 24; THENCE WITH THE MARGIN OF SAID HIGHWAY N, 50°37'44" W, 73.99' TO A HIGHWAY MONUMENT (OLD) IN THE EASTERLY MARGIN OF BLUE HOLE ROAD, SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE WITH THE EASTERLY MARGIN OF BLUE HOLE ROAD, N 1 1°10'24" E, 75.73' TO THE POINT OF BEGINNING AND CONTAINING 0.88 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is real property referenced as Parcel ID 16200012600 containing 0.41 acres more or less (as per tax assessment data) Including the following IS A 15' RESERVED RIGHT-OF-WAY OF STRIP TO THE BARRY FAMILY CEMETERY, RIGHT-OF-WAY RUNS ADJACENT AND PARALLEL TO THE NORTHERLY LINE OF THE DESCRIBED TRACT. AND The Barry Family Cemetery, as referenced deed book 660, page 438; Said Cemetery further described as follows: Situated on the West Side of Mill Creek about a half mile south of Antioch in the 5th Civil District of Said County, and bounded as follows: Beginning at the iron pin in the center of the public road leading west from Bell's Ford, a few feet directly north of the northwest corner of Henry Shacklett's Yard, and running thence north 43 1/2 Poles to a stone in the line between H.K. Shacklett's and Charlie Wittermore; Thence east with said line 28 1/2 poles to the center of Mill Creek; thence up the creek with its center about S 26 Degrees East 52 Poles to the Northeast Corner of Henry Shacklett's Land, Thence North 87 Degrees West 52 1/4 Poles with the Center of the Public Road

and Henry Shacklett's Line to the beginning, as conveyed to John Barry and wife Sarah Johannah Barry by Warranty Deed from T.B. Akin and wife Maragaret Lucy Akin dated 10/16/1918 and recorded 04/22/1925 in book 660, page 438, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete & accurate description. Less and Except from the above referenced cemetery legal description the following two tracts: Tract 1: Tract or Parcel of Land in Davidson County, State of Tennessee, as follows: Situated in the 5th Civil District of said County, and bounded and described as follows: Beginning at a point in the margin of the blue hole road, and in the line of the Antioch High School property and running in an easterly direction with the line of said school property approximately 435 Feet to the center of mill creek thence up its center 110 ft to a point thence westerly parallel with the said school line 435 feet to a point in the margin of the Blue Hole Road, thence with the margin of said road 110 feet to the beginning, and containing 1 acre more or less. Being the same property conveyed to M.D. Capps by Warranty Deed from John Barry and wife, Sarah J. Barry dated 9/30/1933 and recorded December 1st, 1933, as Book 919, page 143, Register's office for Davidson County, Tennessee.

Tract 2: Tract of Land lying and being in the 5th civil district of Davidson County, Tennessee to wit: Situated on the west side of Mill Creek about one-half mile south of Antioch, Tennessee and bounded as follows: Beginning at the center of the intersection of Blue Hole Road and Tusculum Road, a few feet directly north of the northwest corner of Mrs. H. K. Shacklett's Yard; thence with the center of Blue Hole Road, approximately 36 5/6 poles to M.D. Capps southwest corner; Thence East with M. D. Capps Line approximately 28 1/2 Poles to center of Mill Creek; Thence Up said Mill Creek with its center about 526 Degrees East 52 Poles to the Center of a Ford the northeast corner of the Henry Shacklett Farm (Now Owned by M. D Capps.); Thence North 87 Degrees West with the center of the public road to the Henry Shacklett Line 52 1/2 Poles to the beginning containing ten acres more or less. Being the same property conveyed to Lillie Barry Harwood by Warranty Deed from A.M. Shook Barry and wife, Bessie Lee Barry, W.E. Barry and wife, Bessie Barry, Daisy L. Barry Tittle and Husband, J.E. Tittle, J.M. Barry and wife, Eula May Barry, R.E. Barry and wife, Ethel Barry, J.O. Barry and wife, Dorothy Barry, Rachel E. Barry Clark and Husband, D. E. Clark, Heirs of John Barry and Sarah Johannah Barry, Deceased dated 9/5/1944 and recorded 11/10/1944 in book 1255, page 388, register's office for Davidson County, Tennessee.

Being the same property conveyed to Michael E. Wilburn and Vicki J. Wilburn, husband and wife from Eugene C. Wilburn, unmarried, by Warranty Deed dated 12/22/2014 and recorded 12/29/2014 in Instrument No. 20141229-0118305, Register's Office of said County.

This is an improved property commonly known as: 5086 Blue Hole Rd, Antioch, TN 37013-3710

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 28 day of September 2024

Vicki Wilburn
Vicki Wilburn

State of Indiana }
County of Wabash }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vicki Wilburn**, 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: 08/06/2032

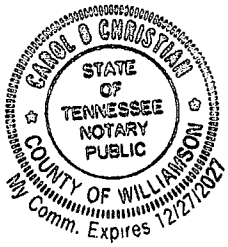
AMANDA KATES
Notary Public
Kosciusko County - State of Indiana
Commission Number NP0757968
My Commission Expires Aug 6, 2032

Michael Wilburn

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Wilburn**, 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



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/28/24 (date of document).

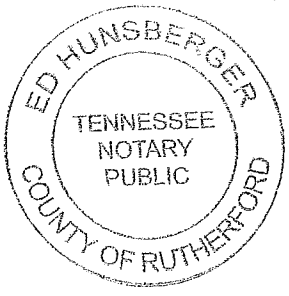
Affiant Signature

12/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of Dec, 2024

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26