Karen Johnson Davidson County
Batch# 1249413 DEEDWARR
03/24/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250324-0021712

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$565,000~~.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2025.

Notary Public:
My Commission Expires:

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

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Edyeni Olguin Labra 3447 Pugh Road Hermitage TN 37076	New Owner 1165 Lakewalk Dr. Antioch, TN 37013	124-00-0-037.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffory Colburn, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Edyeni Olguin Labra, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being a 20 acre tract of land and an easement for ingress and egress over a 16-foot wide road from the corner of the premises to Pugh Road, described as follows:

BEGINNING at an iron pin in the westerly margin of a farm road located 1696.5 feet, more or less, north of Pugh Road; thence N 87 degrees 54' 21" W 909.41 feet to an iron pin; thence N 4 degrees 06' E 1040.01 feet to a concrete monument; thence S 80 degrees 53' E 921.05 feet to a concrete monument; thence S 5 degrees 00' W 399.40 feet to an iron pin; thence S 68 degrees 00' W 180.00 feet to an iron pin; thence S 29 degrees 27' E 286.00 feet to a concrete monument; thence S 3 degrees 47' W 210.75 feet to the point of beginning, containing 20 acres, more or less.

Grantors further grant, convey and quitclaim unto grantees all their right, title and interest in and to a 16' right-of-way which commences at the southeast corner of the property herein conveyed and runs S 3 degrees 47' W 1696.5 feet to Pugh Road, plus that portion of said road which runs along the easterly boundary of said 20 acre tract.

BEING the same property conveyed to Jeffory Colburn by Quitclaim Deed from Barny Samuelson, dated 9/15/2008 and recorded 12/3/2008 in Instrument No. 20081203-0117252; and the same property previously conveyed to Jeffory D. Colburn and Barny Samuelson, as tenants in common, by Warranty Deed from Frances J. White, unmarried, dated 10/3/2001 and recorded 10/12/2001 in Instrument No. 20011012-0111364, Register's Office for Davidson County, Tennessee.

The Grantor hereby makes oath that the above described property was not used as a marital residence.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Served by a Right-of-Way Easement described in deeds of record in Book 5664, Page 563, Book 5852, Page 993, and Instrument No. 20011012-0011364, Register's Office for Davidson County, Tennessee.

This is (____) improved (__X__) unimproved property, known as: 3447 Pugh Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 21st day of March, 2025.

Jeffory Colburn

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jeffory Colburn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of March, 2025.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



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 3/21/2025 (date of document)

Regina Sullo
Affiant Signature

March 24, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 24th day of March, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

