Karen Johnson Davidson County
Batch# 1274105 DEEDWARR
05/16/2025 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20250516-0038718

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/30/29
File No. 25-23277

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rodrigo Garcia (NAME)	New Owner (NAME)	039-277.00
721 Dutchmans Ct. (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Wilmore Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodrigo Garcia, 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:

Property located at 5010 Clarksville Pike (TN. State Route 112 & U.S. Route 41) in Metropolitan Nashville and Davidson County, Tennessee, having Davidson County Parcel ID Number of 03900027700, and being more particularly described according to a Boundary Survey by Wamble & Associates, PLLC, on December 6, 2024, as follows:

Commencing at a point, said point being an Iron Pipe (Old) found on the East right-of-way line of Clarksville Pike (TN. State Route 112 & U.S. Route 41), said iron rod having Tennessee State Plane Coordinates of Northing: 701,414.67, Easting: 1,718,230.09, said point also being the southwest corner of the property conveyed to William Curtis, Jr. as of record in Instrument No. 20140502-0037239, in the Registers Office for Davidson County, Tennessee (R.O.D.C., TN.), and the most southeast corner of property conveyed to Laurencio Castro Melo and Maria De Los Angeles Escalante as of record in Instrument No. 20230724-0056863, R.O.D.C., TN.;

Thence, following the common line between said Curtis and Melo/Escalante properties North 64 Degrees 04 Minutes 39 Seconds East, 435.50 Feet to an Iron Rod (New) with "Wamble" cap, being the northwest corner of said Curtis property and being the True Point of Beginning of the herein described property;

Thence, leaving said Curtis property and continuing with the South line of said Melo/Escalante property North 64 Degrees 04 Minutes 53 Seconds East, 412.57 Feet to an Iron Rod (Old) with "SEA" cap, being the southeast corner of said Melo/Escalante property;

Thence, leaving the South line of said Melo/Escalante property and following the West line of said Melo/Escalante property, North 16 Degrees 41 Minutes 03 Seconds West, 245.04 Feet to an Iron Rod (Old) with "SEA" cap;

Thence, continuing with the West line of said Melo/Escalante property, North 56 Degrees 57 Minutes 49 Seconds East, 546.00 Feet to an Iron Rod (New) with "Wamble" cap in an old fence line, being on the South line of property conveyed to Linda T. Jarett, ET AL as of record in Instrument No. 20160819-0086838, R.O.D.C., TN.

Thence, leaving the West line of said Melo/Escalante property and following the South line of said Jarett property, South 83 Degrees 23 Minutes 19 Seconds East, 631.86 Feet to an Iron Pipe (Old) at an old fence corner, being the northwest corner of property conveyed to Whites Creek Estates, LLC as of record in Instrument No. 20221107-0119614, R.O.D.C., TN.;

Thence, leaving the South line of said Jarett property and following the West line of said Whites Creek Estates, LLC property with the next eleven calls as follows;

South 67 Degrees 05 Minutes 00 Seconds West, 192.89 Feet to an Iron Rod (New) with "Wamble" cap;
South 77 Degrees 27 Minutes 20 Seconds West, 197.21 Feet to an Iron Rod (New) with "Wamble" cap;
South 74 Degrees 02 Minutes 17 Seconds West, 126.76 Feet to a 30" Tree in on old fence line;
South 69 Degrees 50 Minutes 17 Seconds West, 135.15 Feet to an Iron Rod (New) with "Wamble" cap;
South 56 Degrees 47 Minutes 04 Seconds West, 99.51 Feet to a double trunk 24" Tree in an old fence line;
South 64 Degrees 58 Minutes 25 Seconds West, 80.07 Feet to an Iron Rod (New) with "Wamble" cap;
South 50 Degrees 08 Minutes 38 Seconds West, 85.12 Feet to a Fence Post;
South 48 Degrees 56 Minutes 13 Seconds West, 93.51 Feet to an Iron Rod (New) with "Wamble" cap;
South 59 Degrees 28 Minutes 46 Seconds West, 181.99 Feet to an Iron Rod (New) with "Wamble" cap;
South 60 Degrees 58 Minutes 41 Seconds West, 134.38 Feet to a 21" Tree in an old fence line;
South 39 Degrees 29 Minutes 57 Seconds West, 211.87 Feet to an Iron Rod (New) with "Wamble" cap, being the northeast corner of the property conveyed to William Curtis, Jr. as of record in Instrument No. 20140502-0037239, R.O.D.C., TN.;

Thence, leaving the West line of said Whites Creek Estates, LLC property and following the North line of said Curtis property, North 38 Degrees 04 Minutes 44 Seconds West, 107.82 Feet to the True Point of Beginning, containing 222,285.66 Square Feet or 5.10 Acres.

Also included with the conveyance of the above described property is a non-exclusive and perpetual easement of record in Instrument No. 20230623-0047807, R.O.D.C., TN., for the purpose of ingress and egress to and from the above described property, over and across a portion of the property conveyed to Laurencio Castro Melo and Maria De Los Angeles Escalante as of record in Instrument No. 20230724-0056863, R.O.D.C., TN., said easement being more particularly described according to a Boundary Survey by Wamble & Associates, PLLC on December 6, 2024, as follows:

Beginning at a point, said point being an Iron Pipe (Old) found on the East right-of-way line of Clarksville Pike (TN. State Route 112 & U.S. Route 41), said iron rod having Tennessee State Plane Coordinates of Northing: 701,414.67, Easting: 1,718,230.09, said point also being the southwest corner of the property conveyed to William Curtis, Jr. as of record in Instrument No. 20140502-0037239, in the Registers Office for Davidson County, Tennessee (R.O.D.C., TN.), and the most southeast corner of property conveyed to Laurencio Castro Melo and Maria De Los Angeles Escalante as of record in Instrument No. 20230724-0056863, R.O.D.C., TN.;

Thence, following the common line between said Curtis and Melo/Escalante properties North 64 Degrees 04 Minutes 39 Seconds East, 435.50 Feet to an Iron Rod (New) with "Wamble" cap, being the northwest corner of said Curtis property;

Thence, leaving said Curtis property and continuing with the South line of said Melo/Escalante property North 64 Degrees 04 Minutes 53 Seconds East, 412.57 Feet to an Iron Rod (Old) with "SEA" cap, being the southeast corner of said Melo/Escalante property;

Thence, leaving the South line of said Melo/Escalante property and following the West line of said Melo/Escalante property, North 16 Degrees 41 Minutes 03 Seconds West, 16.40 Feet to a point;

Thence, leaving said West line of said Melo/Escalante property, South 64 Degrees 02 Minutes 41 Seconds West, 286.54 Feet to an Iron Rod (Old) with "SEA" cap, being the southwest corner of said Melo/Escalante property, also being the northeast corner of property conveyed to Sarah E. Todd as of record in Deed Book 11362, Page 466, R.O.D.C., TN.;

Thence, Following the South line of said Todd property and the South line of property conveyed to SCD Properties, LLC as of record in Instrument No. 20230213-0010208, R.O.D.C., TN., also being the North line of said Melo/Escalante property, South 64 Degrees 04 Minutes 41 Seconds West, 566.03 Feet to a point of the East right-of-way line of Clarksville Pike (Tenn. S.R. 112 & U.S. Routh 41), being the southeast corner of said SCD Properties, LLC property and the most southwest corner of said Melo/Escalante property;

Thence, Following the said East right-of-way line South 32 Degrees 34 Minutes 13 Seconds East, 16.11 Feet to the Point of Beginning.

BEING the same property conveyed to Mid-South Maintenance of Tennessee, Inc., by Warranty Deed from Edith E. Carney, unmarried, dated November 10, 2006, and recorded on December 20, 2006, of record in Instrument No. 20061220-0156891, Register's Office for Davidson County, Tennessee;

being further conveyed to Winston Templet, married, by QuitClaim Deed from Mid-South Maintenance of Tennessee, Inc., dated May 1, 2007, and recorded on February 4, 2008, of record in Instrument No. 20080204-0010965, Register's Office for Davidson County, Tennessee;

being further conveyed to Wilmore Trust, dated July 1, 2015, Elizabeth Templet, her successor or successors in interest, as Trustee, by QuitClaim Deed from Winston Templet, dated July 1, 2015, and recorded on August 10, 2015, of record in Instrument No. 20150810-0079676, Register's Office for Davidson County, Tennessee;

being further conveyed to Wilmore Trust, dated July 1, 2015, Winston Templet, his successor or successors in interest, as Trustee, by QuitClaim Deed from Wilmore Trust, dated July 1, 2015, Elizabeth Templet, her successor or successors in interest, as Trustee, dated October 2, 2018, and recorded on October 3, 2018, of record in Instrument No. 20181003-0098103, Register's Office for Davidson County, Tennessee;

being further conveyed to Winston Templet, an unmarried person, by QuitClaim Deed from Winston Templet, Trustee of the Wilmore Trust, dated July 1, 2015, as signed on October 4, 2018, and recorded on October 5, 2018, of record in Instrument No. 20181005-0099000, Register's Office for Davidson County, Tennessee;

being further conveyed to Wilmore Properties, LLC, a Tennessee limited liability company, by QuitClaim Deed from Winston Templet, an unmarried person, dated October 4, 2018, and recorded on October 5, 2018, of record in Instrument No. 20181005-0099002, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
This is not the principal residence of the Grantor.

This is improved property, known as 5010 Clarksville Pike, Whites Creek, TN 37189.

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. Whenever 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 15th day of May, 2025.

Wilmore Properties, LLC, a Tennessee Limited Liability Company
BY: StaPro Investments, LLC, a Tennessee Limited Liability Company, as Sole Member

By: (X) _____
Winston O. Templet, Manager

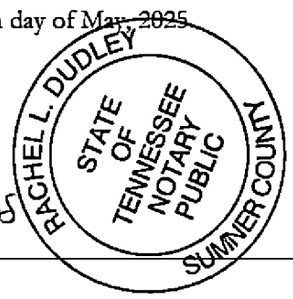
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Winston O. Templet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Manager of StaPro Investments, LLC, a Tennessee Limited Liability Company, Sole Member for Wilmore Properties, LLC, a Tennessee limited liability company, executed the within instrument for the purposes therein contained, by personally signing the name of the limited liability company as Manager.

Witness my hand and seal, at office, this 15th day of May, 2025.

_____
Notary Signature

My commission expires: 09/28/2025



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 5/15/25 (date of document).

Affiant Signature

5/15/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 15th day of May, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505160038718