WARRANTY DEED

Karen Johnson
Batch # 1280027
05/30/2025 03 42 40 PM
Fees $13 00 Taxes $9,065 00

Davidson County
DEEDWARR
2 pgs

20250530-0042826

LB-RR-25-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ramiro Reyes Garcia	**Same as New Owner**	
(NAME)	(NAME)	**10601005400**
202 Promontory Way		
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIGUEL FUENTES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMIRO REYES GARCIA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

TRACT I
LAND in Davidson County, Tennessee, being part of Lot No 4 on the Plan of J T. Patton's Lot, not of record, and described as follows

BEGINNING at a point on the northerly margin of Murfreesboro Pike, the Southwest corner of said Lot No 4 and the original J T Patton 2-3/4 acre tract, being also the Southeast corner of a lot conveyed to H E Park and wife, et al, by Deed from Sam T Reese and wife, of record in Book 562, Page 223, Register's Office for said County, and running, thence, South 72 1/2 degrees East, with the North margin of said Pike, 50 feet to the Southeast corner of Lot No 4, being also the Southwest corner of a lot conveyed by E Sklar, Jr , and wife, to S G Pugh and wife, by deed of record in Book 689, Page 164, said Register's Office; thence, northerly with said Pugh's westerly line, 150 feet to the Northwest corner of said lot, being also the Southwest corner of a lot conveyed by American National Bank to O K Carney, by deed of record in Book 873, Page 313, said Register's Office; thence, continuing in the same direction, with the West line of said Carney Lot, 173 feet, more or less, to the Elm Hill Pike or Stones' River Pike; thence, with the southerly margin of said Pike 50 feet to the Northwest corner of Lot No 4 of the Original J T Patton's 2-3/4 acre tract, being also the Northeast corner of the lot conveyed to H B Park and wife, et al, above referred to; thence, southerly with the easterly line of said Park lot, 308 feet to the BEGINNING

TRACT II
A tract of land being situated in Davidson County, Tennessee, described as follows

BEGINNING on the northerly margin of Murfreesboro Pike at Patton's Southwest corner, thence, westerly with said Murfreesboro Pike 50 feet to a point, thence, northerly on a line parallel with Patton's westerly line 308 feet, more or less, to Stones River Pike; thence, easterly with said Stones River Pike, 50 feet, more or less, to Patton's Northwest corner, thence, with Patton's westerly line, southerly 308 feet, more or less, to the point of BEGINNING

TRACTS I & II
Being the same property conveyed to Miguel Fuentes by Warranty Deed from Tennessee Foundation Seeds, Inc , a Tennessee corporation of record in Instrument No 20040709-0082088 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on July 9, 2004

This conveyance is subject to·
• Taxes for the year 2025, a lien not yet due and payable
• Rights of tenants, as tenants only, under recorded or unrecorded leases
• No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **412 Murfreesboro Pike, Nashville, Tennessee 37210**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24 DAY OF MAY, 2025

Miguel Fuentes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212