WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316724 DEEDWARR
09/02/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250902-0069603

File #25-TC-0153-W

(SEAL) GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 11-08-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Enrique J. Rabell and Melissa Ann Rabell	Texana Bank NA	
(NAME)	(NAME)	
153 Spring Valley Road	3620 Richmond Road	**095 08 0 114.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Texarkana, TX 75503	
(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,

D. W. ADCOCK, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ENRIQUE J. RABELL, AND MELISSA ANN RABELL, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Map of Resubdivision Lots No. 71, 73 to 76 inclusive, and Lots Nos 105 and 106, on the plan of BLUEFIELDS of record in Plat Book 843, Page 34, in the Register's Office of Davidson County, and described according to a survey made by E.J. Wilkerson, Surveyor, March 24, 1952, as follows:

Beginning at a point in the Northerly margin of Spring Valley Road 28 feet East of the Southeast corner of Lot No. 74 on the original plan, being the common corner of Lots No. 3 and 4 on said resubdivision; thence with the line between said Lots No. 3 and 4 Northerly 267 feet to a point, the Southerly line of Lot No. 67 on said original plan; thence Westerly 29.3 feet to the common corner of Lots No. 67 and 68 on said original plan; thence with the Southerly line of Lot No. 68 Westerly 61.4 feet to the common corner of Lots No. 4 and 5 on said resubdivision; thence with the line between Lots No. 4 and 5 Southerly 297 feet to a point in the Northerly line of Spring Valley Road; thence with the margin of the same Easterly 100 feet to the beginning.

Being the same property conveyed to D. W. Adcock, unmarried, by Warranty Deed and Irrevocable Durable Power of Attorney from Ralph A. Freeman, unmarried, of record in Book 10061, Page 431, in the Register's Office of Davidson County, Tennessee, dated May 13, 1996 and recorded on May 24, 1996.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLUEFIELDS, as recorded in Plat Book 843, Page(s) 34.
* Easement for Avigation and Contract, recorded in Book 8438, Page 592.
* Easement recorded in Book 9457, Page 920.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **153 Spring Valley Road, Nashville, TN 37214.**

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 27 day of August, 2025.

D. W. Adcock

STATE OF Florida
COUNTY OF Osceola

On this 27 day of August, 2025, before me personally appeared D. W. Adcock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of August, 2025.

Notary Signature
My commission expires: 1-16-2028

MELISSA V PALOMINO
Notary Public - State of Florida
Commission # HH 475937
My Comm. Expires Jan 16, 2028
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 28, 2025.

Affiant
Date: 8/28/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of August, 2025

Notary Public

My Commission Expires: 11/8/28

