Karen Johnson Davidson County
Batch# 1321048 DEEDWARR
09/11/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20250911-0072720

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2025.

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

06-NSH25-10134

Address of New Owner:	Send Tax Bills to:	Tax Information:
Roberth Lamer 1331 4th Avenue N NAshville, TN 37208	NEW OWNER	053 16 0 082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Otto Juarez, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Roberth Lamer, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot No. 5 on the unrecorded plan of LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION, described as follows:

Beginning at a point at an iron pin in the center line of a 30 foot unnamed roadway, which is 200 feet East of the center line of another 30-foot unnamed roadway running South from Old Hopewell Road or Hadley Bend Road, said point being the Southeast corner of the property conveyed to Robert J. Givan and wife, by deed of record in Book 975, Page 15, Register's Office for said County; thence along Givan's East line 255 feet more or less, to the common corner of the Givan land and the land herein described; thence Eastwardly, approximately at right angles said approximately parallel to the center of the unnamed roadway as it runs along the front of the lot herein described, a distance of 63 feet, more or less, to the line of the property conveyed to Thomas York and wife, by deed from C.L. Evans and wife, of record in Book 1290, Page 396, said Register's Office; thence Southwardly along the line of said York land, 250 feet, more or less, to the center line of said unnamed roadway; thence Westwardly and along the center of said unnamed roadway, a distance of 61 feet to the beginning.

Being the same property conveyed to Otto Juarez, a Single Man, by Warranty Deed from Yvonne Marie Chance and Dedra Lynn Reagan, as joint tenants with right of survivorship, of record in Instrument No. 20220706-0077896, in the Register's Office of Davidson County, Tennessee, dated July 01, 2022, and recorded on July 06, 2022.

Tax identification No. 053 16 0 082.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 115 Rifle Range Road, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 10th day of September, 2025

Otto Juarez

Otto Juarez

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Otto Juarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 10th day of September, 2025.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Alicia Hamilton, 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

9/10/25.
Date

Affiant Signature

9/11/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of Sept, 2025.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

