Karen Johnson Davidson County
Batch# 1342785 DEEDWARR
11/07/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20251107-0088890

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052567**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2025. Notary Public My Commission Expires: 7-3-28

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

WARRANTY DEED

Address New Owner: Rodolfo Gonzalez Garcia and Norma Frias 5925 Cane Ridge Road Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 182-00-0-136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher B. Clark, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodolfo Gonzalez Garcia and Norma Frias, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Property 1:

BEGINNING at a comer post in the westerly margin of Cane Ridge Road being the southeast comer of the herein described tract, being the northeast comer of the tract of land conveyed to Clarence Ray Walker, et ux, as of record in Book 3278, Page 30, Register's Office for Davidson County, Tennessee; thence. North 87 degrees 45 minutes West 3 10.0 feet to a comer post; thence, North 0 degrees 19 minutes East 303.0] feet to an iron pin; thence, North 3 degrees 19 minutes East, 308.3 feet to a comer post; thence, North 81 degrees 30 minutes West 1 40.0 feet to an iron pin; thence. North 8 degrees 30 minutes East 100.0 feet to an iron pin; thence. South 80 degrees 49 minutes East 421.1 feet to an iron pin in the westerly margin of Cane Ridge Road; thence, with said margin South 3 degrees 10 minutes East 434.3 feet to an iron pin; thence, continuing with said margin South 0 degrees 58 minutes West 265.7 feet to the point of BEGINNING, and containing 5.0 acres, more or less.

INCLUDED in the above but Expressly EXCLUDED is that portion conveyed in Instrument No. 20190226-0017491, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Christopher B. Clark and Jackie L. Robinson both unmarried, by Warranty Deed from John K. Cravens and wife, Virginia L. Cravens dated July 27, 1994 and recorded in Book 9421, Page 4606, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Christopher B. Clark by Quitclaim Deed from Jackie L. Robinson dated February 26, 1999 and recorded March 4, 1999 in Book 11368, Page 197, Register's Office of Davidson County, Tennessee.

Property 2:

Land in Davidson County, Tennessee, described as follows:

Commencing at the northeasterly corner of the Clark Property, of record in Book 11368, Page 197, R.O.D.C. TN, thence N 80 deg. 55'34" W a distance of 421.38 feet; thence S 09 deg. 16'16" W a distance of 100.00 feet; thence S 80 deg. 14'24" E a distance of 112.44 feet to the POINT OF BEGINNING, said point being the common line between Clark and Drapac; thence along said line, S 80 deg. 14' 24" E a distance of 25.00 feet to a point; thence S 08 deg. 30'28" W a distance of 307.56 feet to an iron rod; thence leaving said Line N 79 deg. 53' 13" W a distance

of 25.00 feet to a point; thence N 08 deg. 30' 28" E a distance of 307.41 feet to the point of beginning, containing 7.689 square feet or 0.176 acre, more or less.

Being the same property conveyed to Christopher B. Clark by Special Warranty Deed from Can Ridge TN LLC dated February 20, 2019 and recorded February 26, 2019 in Instrument No. 20190226-0017492, Register's Office of Davidson County, Tennessee.

Teresa Clark joins in this instrument for the purpose of conveying any and all interest in said propery, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 182-00-0-136.00.

Temporary Construction Easement of record in Instrument No. 20190226-0017494, said Register's Office.

Non-Exclusive Sanitary Sewer Utility Easement of record in Instrument No. 20190226-0017493, said Register's Office.
Grant of Transmission Line Easement of record in Book 4424, page 970, said Register's Office.

This is improved property located at 5925 Cane Ridge Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2025.

Christopher B. Clark

Christopher B. Clark

Teresa Clark

Teresa Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, Christopher B. Clark and Teresa Clark with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2025.

Shira Kingrey

Notary Public

Notarized online using audio-video communication

My Commission Expires: _____

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

Certificate of Authenticity

I, Holly A. Mason, 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 November 5, 2025.

Affiant Signature

11/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026