Karen Johnson
Batch # 1428231
06/05/2026 11:20:28 AM
Fees: $33.00 Taxes: $925.00
Davidson County
DEEDWARR
6 pgs
20260605-0050902

Name and Address of New Owner:
Nelson Adonay Torres, Gloria Torres,
Nelson Torres, Jr., and Grace Olene Glaser

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
181 00 0151.00 and 181 00 0 153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William M. Stinson, James R. Stinson and Phillip Lee Stinson, Co-Successor Trustees of The Betty C. Stinson Revocable Living Trust dated December 3, 2001**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Nelson Adonay Torres and Gloria Torres, husband and wife and Nelson Torres, Jr., unmarried Grace Olene Glaser, unmarried, all as tenants in common with the right of survivorship** hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson County, Tennessee, and described as Tract No. 9 on a survey by John B. Rainey, Surveyor #823, dated August 14, 1978, known as Job No. 78-123, and described as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said iron pin being North 33° 28' 41" East 1103.63 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, page 359, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road North 81° 04' 33" West 1292.50 feet to an iron pin; thence North 89° 11 ' 24" West 502.43 feet to an iron pin; thence South 3° 59' 10" West 150.00 feet to an iron pin; thence North 89° 55' 04" West 1008.29 feet to an iron pin; thence North 86° 00' 50" West 682.76 feet
to an iron pin , said iron pin being in the line of the J.R. Culbertson property; thence with the Culbertson's line and a fence North 4° 42' 11" East 138.76 feet to an iron pin set at a fence comer, said iron pin also being in the southerly line of the Gary Militana property of record in book 5059, Page 374, R.0.D.C., Tennessee; thence with Militana's southerly line and a fence South 87° 58' 00" East 73.36 feet to an iron pin set at a fence comer; thence with Militana's easterly line and a fence North 5° 39' 12" East 587.65 feet to an iron pin set at a fence comer; thence with a fence and leaving Militana's line South 86° 09' 21" East 1479.01 feet to an iron pin; thence South 81° 52' 25" East 1399.08 feet to an iron ' pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33° 28' 41" West 150.00 feet to tide point of beginning, containing 23.25 acres, more or less.

LESS AND EXCEPT the portions conveyed in Book 9499, Page 200, Book 11266, page 891, and Book 11266, Page 893, said Register's Office.

Being the same property conveyed to PHILLIP L. STINSON and wife, BETTY C. STINSON, by Warranty Deed from JOE A. HOWELL and wife, BRENDA J. HOWELL of record in Book 5391, Page 788, in the Register's Office for Davidson County, Tennessee, dated February 1, 1979, and recorded on February 1, 1979. The said PHILLIP L. STINSON died on March 18,

2018, leaving his wife, BETTY C. STINSON as the surviving spouse. The Last Will and Testament of BETTY LEE STINSON, who died on July 6, 2021, filed in Probate Case No. 21P-2248. Her entire estate was distributed to the Trustee of the Living Trust Agreement of BETTY C. STINSON, of record in Certification of Trust recorded in Instrument No. 20021230-0161777.

FURTHER DESCRIBED AS:

MAP 181, PARCEL 151

Land in the 2™ Civil District of Davidson County, Tennessee and being the westerly portion of Tract No. 9 on a survey by John B. Rainey date August 14, 1978 and being more particularly described as follows:
Beginning at the southwest corner of The Phillip L. Stinson Revocable Trust as recorded in instrument #20021230-0161774, R.0.D.C., Tn.
Thence, S 86°00'50"E, 580.00 feet;
Thence, S 03°09°08"W, 365.55 feet;
Thence, S 86 °09'27"E, 472.00 feet;
Thence, S 86°09'03"E, 165.15 feet;
Thence, S 03°59'10"W, 321.60 feet;
Thence, N 89°55'04"W, 633.30 feet;
Thence, N 86°00°50"W, 682.75 feet;
Thence, N 04°42'11"E, 138.75 feet;
Thence, S 87°58'00"W, 73.35 feet:
Thence, N 05°39'12"E, 587.65 feet to the Point of Beginning and containing 15.19 Acres +/-

Parcel 2:

Land in Davidson County, Tennessee, and shown as Tract No. 10 on an unrecorded suvey of the Jacey A. Moore, Jr. Lands, dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No 78 - 123, and descried as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said point of beginning being North 33 degrees 28" 41' East 1253.63 feet as measured northwardly along the westerly margin of said road from the northerly line of the EImo Murray Potts property of record in Book 4037, Page 359, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road North 81 degrees 52" 25" West 1479.01 feet to an iron pin in a fence line, said iron pin also being in the line of L.C. Culberson property; thence with Culbertson's line and a fence South 86 degrees 00" 50' East 1016.56 feet to an iron pin; thence leaving said fence and Culbertson's line South 3 degrees 59" 10" West 230.00 feet to an iron pin; thence South 84 degrees 29" 33' 30" East 434.04 feet to an iron pin; thence South 82 degrees 33" 30" East 1505-90 feet to an iron pin on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 degrees 28" 41' West 150.00 feet to the point of beginning, containing 14.0 acres, more or less.

LESS AND EXCEPT the portions conveyed in Book 9499, page 200, Book 9479, page 350, and Book 11266, Page 893, said Register's Office. (Note: that some outsales are part of BOTH parcels).

Being the same property conveyed to PHILLIP L. STINSON and wife BETTY C. STINSON, by Quitclaim Deed from PHILLIP L. STINSON, of record in Book 9900, Page 784, in the Register's Office for Davidson County, Tennessee, dated December 28, 1995, and recorded on December

28, 1995. The said PHILLIP L. STINSON died on March 18, 2018, leaving his wife, BETTY C. STINSON as the surviving spouse. The Last Will and Testament of BETTY LEE STINSON, who died on July 6, 2021, filed in Probate Case No. 21P-2248. Her entire estate was distributed to the Trustee of the Living Trust Agreement of BETTY C. STINSON, of record in Certification of Trust recorded in Instrument No. 20021230-0161777.

FURTHER DESCRIBED AS:
MAP 181, PARCEL 153

Land in the 2™ Civil District of Davidson County, Tennessee and being the westerly portion of Tract No. 10 on a survey by John B. Rainey date August 14, 1978 and being more particularly described as follows:
Beginning at the northwest corner of the William M. Stinson property as recorded in Book 11266, Page 893, R.0.D.C., Tn.
Thence, S 03°59°27"W, 364.30 feet;
Thence, N 86°09'27"W, 472.00 feet;
Thence, N 03°09'08"E, 365.55 feet;
Thence, S 86°00°50"E, 477.35 feet to the Point of Beginning and containing 3.98 Acres +/-

The real property conveyed herein is more particularly described on Exhibit A attached hereto and made a part hereof by reference.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 6139 Pettus Road & 0 Pettus Road, Antioch, TN 37013

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

[SIGNATURE PAGE TO FOLLOW]

WITNESS my hand this 28 day of May, 2026.

The Betty C. Stinson Revocable Living Trust dated December 3, 2001

By: _____
William M. Stinson, Co-Successor Trustee

By: _____
James R. Stinson, Co-Successor Trustee

By: _____
Phillip Lee Stinson, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28 day of May, 2026, before me personally appeared William M. Stinson, James R. Stinson, and Phillip Lee Stinson, Co-Successor Trustees of The Betty C. Stinson Revocable Living Trust dated December 3, 2001, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 28 day of May, 2026.

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

_____
Notary Signature
My commission expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00.

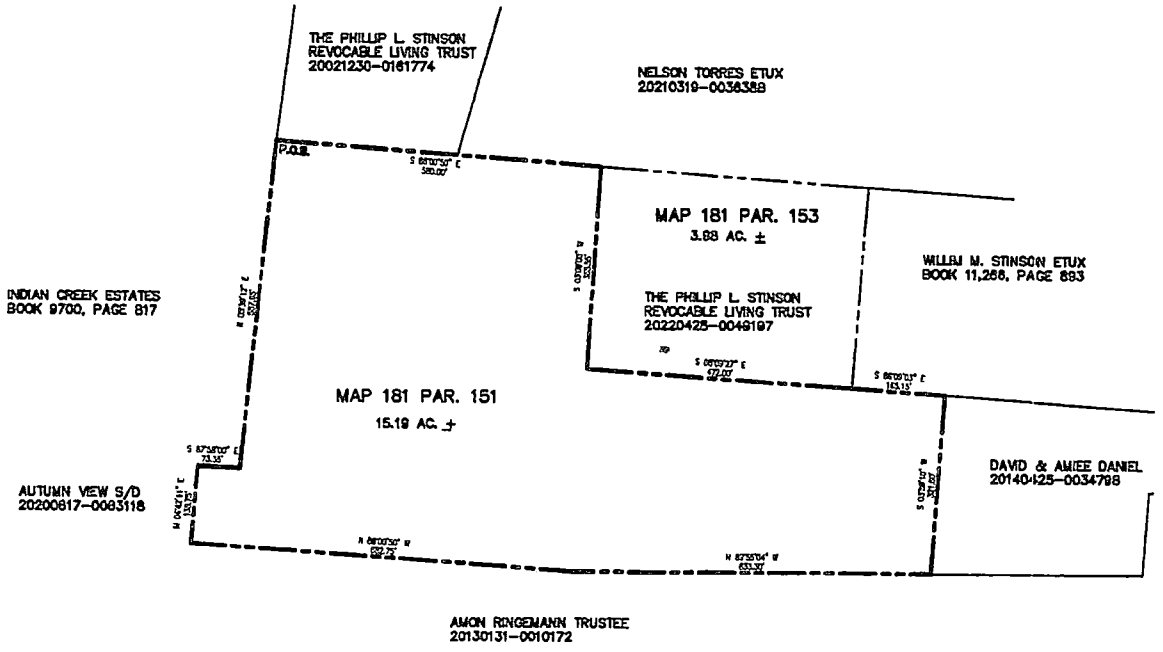
_____
Affiant Signature

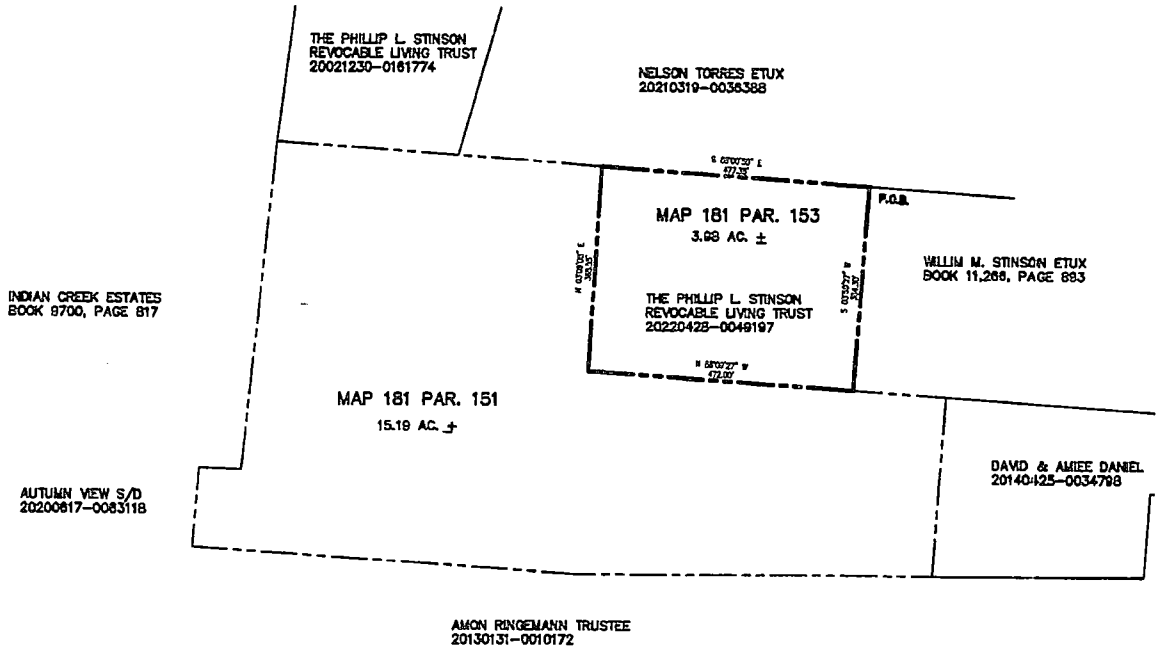
Subscribed and sworn to before me, this the 1st day of June, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

_____
Notary Public
My Commission Expires: 5/8/28

EXHIBIT A


THE PHILLIP L. STINSON
REVOCABLE LIVING TRUST
20021230-0161774
NELSON TORRES ETUX
20210319-0036388
P.O.B.
MAP 181 PAR. 153
3.88 AC. ±
WILLIAM M. STINSON ETUX
BOOK 11,266, PAGE 893
INDIAN CREEK ESTATES
BOOK 9700, PAGE 817
THE PHILLIP L. STINSON
REVOCABLE LIVING TRUST
20220425-0049197
MAP 181 PAR. 151
15.19 AC. ±
DAVID & AMIEE DANIEL
20140125-0034798
AUTUMN VIEW S/D
20200617-0063118
AMON RINGEMANN TRUSTEE
20130131-0010172


THE PHILLIP L. STINSON
REVOCABLE LIVING TRUST
20021230-0161774
NELSON TORRES ETUX
20210319-0036388
MAP 181 PAR. 153
3.93 AC. ±
P.O.B.
WILLIM M. STINSON ETUX
BOOK 11,266, PAGE 883
INDIAN CREEK ESTATES
BOOK 9700, PAGE 817
THE PHILLIP L. STINSON
REVOCABLE LIVING TRUST
20220428-0049197
MAP 181 PAR. 151
15.19 AC. ±
DAVID & AMIEE DANIEL
20140425-0034798
AUTUMN VIEW S/D
20200617-0083118
AMON RINGEMANN TRUSTEE
20130131-0010172