Name and Address of New Owner:
Julio Cesar Blanco Cruz and Elsa Y. Artola de Cruz
5657 Cane Ridge Rd
Antioch, TN 37013

Send Tax Statements To:
New Owner

Karen Johnson
Batch # 1428240
06/05/2026 11:49:12 AM
Fees: $23.00 Taxes: $4,199.50
Davidson County
DEEDWARR
4 pgs
20260605-0050915

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

Map & Parcel(s):
Portion of 181-00-0-033.00

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, **Phillip Lee Stinson, William M. Stinson and James R. Stinson, Co-Successor Trustees of The Phillip L. Stinson Revocable Living Trust, and Phillip Lee Stinson, William M. Stinson and James R. Stinson, Co-Successor Trustees of The Betty C. Stinson Revocable Living Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Julio C. Blanco Cruz and Elsa Y. Artola de Cruz, husband and wife**, 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:

Beginning at an iron pin in the South right-of-way of Old Hickory Boulevard; thence South 11° 02' West 134 feet to an iron pin; thence South 26° 47' East 543.5 feet to an iron pin; thence South 11° 28' West 477.9 feet to an iron pin; thence North 77° 58' East 95 feet to an iron pin; thence with common line of L. C. Culbertson Book 341, Page 561, South 19° 38' West 1031.4 feet to an iron pin; thence with common line of Dodson Batson Book 3373, Page 395, North 83° 12' 30" West 324.32 feet to an iron pin; thence with common line of Emma K. Batson Book 3866, Page 726, North 10° 47' 30" East 2040.7 feet to an iron pin in the South right-of-way of Old Hickory Boulevard; thence along South right-of-way South 85° 03' East 68.5 feet to the Point of Beginning, containing 15.9 Acres, more or less, after survey by Ernest Medlin, Tennessee Surveyor's License No. 606-283.

Being the same property conveyed to Phillip L. Stinson, Trustee of The Phillip L. Stinson Revocable Living Trust, and Betty C. Stinson, Trustee of The Betty C. Stinson Revocable Living Trust, as tenants in common, by Quitclaim Deed from Phillip L. Stinson and wife, Betty C. Stinson, of record in Instrument No. 20021230-0161774, in the Register's Office of Davidson County, Tennessee, dated April 10, 2002, and recorded on December 30, 2002.

Parcel 2:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the south right-of-way of Old Hickory Boulevard; thence South 10 deg. 03 min. West 887 feet to an iron pin; thence North 32 deg. 41 min. West 130.6 feet to an iron pin; thence North 61 deg. 41; West 80 feet to an iron pin; thence South 52 deg. 38 min. West 342 feet to an iron pin; thence south 77 deg. 58 min. West 95 feet to an iron pin; thence North 11 deg. 28 min. East 477.9 feet to an iron pin; thence North 26 deg. 47 min. West 543.5 feet to an iron pin; thence North 11 deg. 02 min. East 134 feet to an iron pin in the south right-of-way of Old Hickory Boulevard; thence with south-right of way South 85 deg. 03 min. Est 54.4 feet to an iron pin; thence along a curve with a radius of 2710 feet a length of 300 feet to an iron pin; thence

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM 15MLE-26-11201

South 78 deg. 42 min. 30 seconds East 368.85 feet to an iron pin'; thence South 79 deg. 57 min. East 73 feet to the point of beginning, containing 12.5 acres, more or less.

Being the same property conveyed to Phillip L. Stinson and wife, Betty C. Stinson by Warranty Deed from Woodlawn Construction Co., Inc., of record in Book 5473, Page 449, Register's Office of Davidson County, Tennessee.

Betty C. Stinson having become deceased; Order for Muniment of Title in Instrument NO. 20220428-0049196, said Register's Office.

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 improved property known as: 14201 Old Hickory Blvd, 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 we do covenant with the said GRANTEE 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, 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 our hand this 28 day of May, 2026.

The Phillip L. Stinson Revocable Living Trust

By: _____
Phillip Lee Stinson, Co-Successor Trustee

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

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

The Betty C. Stinson Revocable Living Trust

By: _____
Phillip Lee Stinson, Co-Successor Trustee

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

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28 day of May, 2026, before me personally appeared Phillip Lee Stinson, William M. Stinson, and James R. Stinson, Co-Successor Trustees of The Phillip L. Stinson Revocable Living Trust and Phillip Lee Stinson, William M. Stinson, and James R. Stinson, Co-Successor Trustees of The Betty C. Stinson Revocable Living Trust, 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.

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

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

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$1,200,000.00~~ $1,135,000.00

_____

Affiant Signature

Subscribed and sworn to before me, this the 3rd day of June, 2026.

Notary Public
My Commission Expires: 5/8/28

