WARRANTY DEED

File No.: 2026-0523

Karen Johnson
Batch # 1474537
09/17/2026 09:33:56 AM
Fees: $18.00 Taxes: $1,258.00

Davidson County
DEEDWARR
3 pgs

20260917-0086586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to before me on SEPTEMBER 15, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
12/17/2028

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Octavio Garcia and Ma Lourdes Garcia 6214 Pettus Road Antioch, TN 37013	Octavio Garcia and Ma Lourdes Garcia 6214 Pettus Road Antioch, TN 37013	181-00-0-120.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH BOYD WRIGHT, JR. A/K/A JOSEPH WRIGHT AND CAROL JOSEPHINE WRIGHT, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **OCTAVIO GARCIA AND MA LOURDES GARCIA, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

THE FOLLOWING PROPERTY SITUATED IN 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET ON THE EASTERLY MARGIN OF PETTUS ROAD SAID MONUMENT BEING THE NORTHWEST CORNER OF A CEMETERY, THENCE WITH SAID MARGIN N 17 DEGREES 05 MINUTES 34 SECONDS E, 139.42 FT. TO AN IRON PIN, S 84 DEGREES 51 MINUTES 23 SECONDS E, 608.07 FT. TO AN IRON PIN SET IN A DRILL HOLE IN A ROCK IN THE BED OF A SMALL STREAM, THENCE S 19 DEGREES 06 MINUTES 56 SECONDS W, 70.81 FT. TO AN IRON PIN SET IN STREAM BED, THENCE S 19 DEGREES 27 MINUTES 22 SECONDS W, 102.81 FT. TO AN IRON PIN SET IN STREAM BED, THENCE S 1 DEGREES 28 MINUTES 40 SECONDS E, 51.39 FT. TO AN IRON PIN SET IN FENCE LINE, THENCE WITH SAID FENCE N 84 DEGREES 46 MINUTES 48 SECONDS W, 532.29 FT. TO AN IRON PIN SET AT THE SOUTH EAST CORNER OF SAID CEMETERY, THENCE WITH AN OLD FENCE LINE N 10 DEGREES 23 MINUTES 41 SECONDS E, 86.16 FT. TO AN IRON PIN SET IN THE NORTH EAST CORNER OF SAID CEMETERY, THENCE WITH AN OLD FENCE LINE, BEING THE NORTHERLY MARGIN OF SAID CEMETERY, 87 DEGREES 30 MINUTES 43 SECONDS W, 76.03 FT. TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING.

Also included in this conveyance is a permanently affixed Manufactured Home, Title Number: 641665828; Vehicle Identification Number ND1027687TNAB; Year: 2002, Make of Vehicle: Clayton; Model: HOM; Body: HS; by Affidavit of Affixation of record in Instrument No. 20260917 - 0086585 said Register's Office.

Being the same property conveyed to EDDIE CLARK, TRUSTEE, by deed from EDDIE CLARK AND WIFE, CARNELLE CLARK, of record in Book 4663, page 703, dated August 31, 1972, said Register's Office.

Eddie Clark aka Thomas Edward Clark having since died testate on October 24, 1986. Patricia Clark Yates was appointed Executrix of the Estate of Eddie Clark aka Thomas Edward Clark of record in the Seventh Circuit Probate Court in Davidson County, Docket No. 79010.

Patricia Clark Yates Executrix of the Estate of Eddie Clark aka Thomas Edward Clark further conveyed to Ronald F. Clark and Ida Lou Clark, by Quitclaim deed of record in Book 7258, page 1, dated June 1, 1987, said Register's Office.

Ida Lou Clark having since died on January 16, 1990 leaving Ronald F. Clark the surviving tenant by the entirety.

Ronald F. Clark having since died intestate on January 10, 1995 leaving said property to Carol Josephine Clark and Clifford Grady Clark his only heirs at law. For further reference see Affidavit of Heirship of record in Book 9596, page 919, said Register's Office.

Clifford Grady Clark further conveyed his interest to Carol Josephine Clark by Quitclaim deed of record in Book 9596, page 922, dated February 16, 1995, said Register's Office.

CAROL JOSEPHINE CLARK N/K/A CAROL JOSEPHINE WRIGHT further conveyed to CAROL JOSEPHINE WRIGHT AND JOSEPH WRIGHT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20221209-0128188, dated November 21, 2022, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6214 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on September 15, 2026.

Grantor:

Joseph Boyd Wright a/k/a Joseph Wright

Joseph Boyd Wright, Jr. a/k/a Joseph Wright

Carol Josephine Wright

Carol Josephine Wright

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joseph Boyd Wright, Jr. a/k/a Joseph Wright and Carol Josephine Wright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2026.

Notary Public

My Commission Expires:
My Commission expires: May 20, 2028

