

**Assessor of Property**

DeKalb County, Tenn.

This is to certify that I have copied the names of the vendor and vendees in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.

MAP 098 PARCEL 013.02 P10  
 DATE 4.26.22  
 TAX YEAR 2023  
Shannon A Cantrell ASSESSOR  
 SHANNON A. CANTRELL

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.  
 3310 West End Ave., Ste. 540  
 Nashville, TN 37203  
 P22-4552REF-WE



STATE OF TENNESSEE  
 COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 99,900.00.

*Catherine Chamateris*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2022.

*[Signature]*  
 Notary Public

MY COMMISSION EXPIRES: \_\_\_\_\_

(AFFIX SEAL)

**WARRANTY DEED**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
<b>Carlo Angelo Escobar Desierto and MariaTheresa Delfino Desierto</b>	NEW OWNER	
1048 Singing Springs Rd		PART OF 098-013.02
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RETNLP, LLC, a Florida Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Carlo Angelo Escobar Desierto and Maria Theresa Delfino Desierto, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Dekalb COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the center of Sunset Drive and a 50' Access and Utility Easement said point being located S06°04'58"E a distance of 1029.10' from a 1/2" rebar (old) at a northwest corner of Richard and Catherine Uhrig (RB:460 PG:842); thence with the center of Sunset Drive and a 50' Access and Utility Easement S05°17'51"W a distance of 71.82'; thence with a curve turning to the right with an arc length of 36.75', with a radius of 171.61', with a chord bearing of S11°25'59"W, with a chord length of 36.68'; thence continuing with a 50' Access and Utility Easement and with a compound curve turning to the right with an arc length of 158.89', with a radius of 171.61', with a chord bearing of S44°05'35"W, with a chord length of 153.27'; thence with a reverse curve turning to the left with an arc length of 237.74', with a radius of 558.09', with a chord bearing of S58°24'50"W, with a chord length of 235.95'; thence leaving Sunset Drive and a 50' Access and Utility Easement and severing RETNLP, LLC (RB:521 PG:10) N86°00'22"W a distance of 32.77' to a 1/2" rebar (new); thence N86°00'22"W a distance of 399.49' to a 1/2" rebar (new) in an east line of Darrin and Cheryl Barnes (RB:120 PG:733); thence with an east line of Darrin and Cheryl Barnes and a fence N22°07'15"E a distance of 414.01' to a 1/2" rebar (old); thence leaving Darrin and Cheryl Barnes and severing RETNLP, LLC S83°04'25"E a distance of 576.24' to a 1/2" rebar (new); thence S83°04'25"E a distance of 25.01' to the beginning. Containing 5.003 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on March 22, 2022.

Property is subject to a County Road Right of Way for Sunset Drive.

Property is subject to Declaration of Covenants, Conditions, and Restrictions, Easements, Charges and Liens of record as Record Book 522, Page 729, and as amended in Record Book 523, Page 782, Register's Office for DeKalb County, Tennessee.

Property is subject to a Utility Easement to Middle Tennessee Electric Corporation Recorded on Plat Book:1, Page:251D.

Being part of the same property conveyed to RETNLP, a Florida Limited Liability Company, by Warranty Deed from Thomas Jacobs, also known as ~~James~~ <sup>James</sup> Thomas Jacobs, dated March 8, 2022 and recorded on March 22, 2022 in Record Book 521, page 10, Register's Office for DeKalb County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and to be paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All applicable governmental and zoning regulations.

This is unimproved property known as Tract No. 3, Rivers Edge Farms of the unrecorded subdivision of Rivers Edge Farms, Smithville, TN 37166.

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 and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the 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 Grantor's hand this the 14 day of April

RETNLP, LLC  
BY: Atlantic Land & Lakes Management, LLC,  
Its Manager

By: [Signature]  
Zack McJunkin, Authorized Agent

. 2022.  
Jeffrey L. McMillen, Register  
DeKalb County  
Rec #: 139172      Instrument #: 203518  
Rec'd: 10.00      Recorded  
State: 369.63      4/26/2022 at 2:03 PM  
Clerk: 1.00      in Record Book  
Other: 2.00      524  
Total: 382.63      PGS 379-380



JORDAN SHUMACK  
Notary Public  
State of Florida  
Comm# HH227657  
Expires 2/10/2026

STATE OF Florida  
COUNTY OF Duval

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Zack McJunkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Atlantic Land & Lakes Management, LLC, Managing Member of RETNLP, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing as Authorized Agent on behalf of Atlantic Land & Lakes Management, LLC, Managing Member of RETNLP, LLC.

Witness my hand and official seal this 14 day of April, 2022.

My Commission expires: 2/10/2026

[Signature]  
Notary Public