WARRANTY DEED

Karen Johnson Davidson County
Batch# 563603 DEEDWARR
01/28/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210128-0012844

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-16-2024

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2099LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Caleb C Wilson and Kaden L Orender	Mortgage Investors Group	181 02 0A 101.00
8421 Callabee Way #3	8320 East Walker Springs Lane #200	
Antioch, TN 37013	Knoxville TN 37923	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JESUS VILLEGAS ARRIAGA AND FRANCISCA GOMEZ ARRIAGA, AS TRUSTEES OF THE JESUS VILLEGAS ARRIAGA AND FRANCISCA GOMEZ ARRIAGA LIVING TRUST, DATED 5/30/19

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CALEB C WILSON AND KADEN L ORENDER, HUSBAND AND WIFE

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

Land in Davidson County, Tennessee, being Unit No. F-3 as set forth in the Master deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, First Supplement recorded in Instrument No. 20070801-0091466 and amendment to First Supplement recorded in Instrument No. 20080808-0081967 in the Registers Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1,E2 and E3 of said Master Deed.

Being the same property conveyed to Jesus Villegas Arriaga and Francisca Gomez Arriaga, as trustees of The Jesus Villegas Arriaga and Francisca Gomez Arriaga Living Trust, dated 5/30/19 by Quitclaim Deed from Jesus V. Arriaga and Francisca G. Arriaga, husband and wife, of record in Instrument No. 20190607-0054815, in the Register's Office of Davidson County, Tennessee, dated May 30, 2019 and recorded on June 07, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Creekside, Phase I Condominium of record in Instrument No. 20060306-0025686, as amended by instrument(s) of record in Instrument No. 20060606-0066938, First Supplement recorded in Instrument No. 20070801-0091466 and amendment to First Supplement recorded in Instrument No. 20080808-0081967 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

d. Easement recorded in Book 2875, Page 299.

e. Easement for Right-of-Way, recorded in Book 2203, Page 579 and Book 2244, Page 11.

f. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 901 and Book 9487, Page 914.

g. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060206-0014635.

This is improved property known as 8421 Callabee Way #3, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 26 th day of January, 2021.

Jesus Villegas Arriaga and Francisca Gomez Arriaga, as trustees of The Jesus Villegas Arriaga and Francisca Gomez Arriaga Living Trust, dated 5/30/19

Jesus Villegas Arriaga ,Trustee

Francisca Gomez Arriaga, Trustee

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jesus Villegas Arriaga and Francisca Gomez Arriaga, as trustees of The Jesus Villegas Arriaga and Francisca Gomez Arriaga Living Trust, dated 5/30/19 , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Co-Trustees of the The Jesus Villegas Arriaga and Francisca Gomez Arriaga Living Trust, dated 5/30/19 within named barganor, a trust, and that Jesus Villegas Arriaga and Francisca Gomez Arriaga, Co-Trustees, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Glendora (city), California (state), this 26th day of January, 2021.

Notary Public

My Commission Expires: Oct 23, 2021

ROY YU
COMM. # 2219645
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires OCTOBER 23, 2021

ST01 ST01

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

