WARRANTY DEED

Karen Johnson Davidson County
Batch# 580781 **DEEDWARR**
03/01/2021 01:22:51 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20210301-0025606

JM-SB-FCR-20-531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Itsaso Alde Properties	**NEW OWNER**	
(NAME)	(NAME)	**081-08-4C-006.00-CO**
7858 Stine Road		
(ADDRESS)	(ADDRESS)	
Bakersfield, CA 93313		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCELO ARIOLA, JR., AND SHARON MARIE ARIOLA, AS TRUSTEES OF THE ARIOLA TENNESSEE COMMUNITY PROPERTY TRUST DATED MAY 29, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ITSASO ALDE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 6 as shown on Exhibit "B" of the Master Deed for Historical Row at Garfield, of record in Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcelo Ariola, Jr and Sharon Marie Ariola and their successors in Trust as Trustees of Ariola Tennessee Community Property Trust dated May 29, 2020 by Quitclaim deed from Marcelo Ariola and Sharon Ariola, husband and wife of record in Instrument No. 20200608-0058321 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 08, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Plat Book 57, Page 9, Instrument Number 20130322-0028504, as corrected in Instrument Number 20131101-0113477, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Historical Row at Garfield of record in Instrument Number 20131101-0113550, First Amendment of record in Instrument Number 20140717-0063477 and Second Amendment of record in Instrument Number 20140911-0083398, Register's Office for Davidson County, Tennessee.
- Charter for Historical Row at Garfield Association Inc. of record in Instrument Number 20131101-0113476, in the Register's Office for Davidson County, Tennessee
- By-Laws of Historical Row at Garfield Association, Inc. attached as Exhibit "C" to the Master Deed of record as Instrument Number 20131101-0113550, Register's Office of Davidson County, Tennessee.
- Plan of Horizontal Regime of Historic Row at Garfield attached as Exhibit "B" to the Master Deed of record as Instrument Number 20131101-0113550, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facility and Systems of record in Instrument Number 20130827-0090493, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **531 Garfield St, Nashville, Tennessee 37208**.

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 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 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 my/our hand(s) this the 25th DAY OF FEBRUARY, 2021.

Ariola Tennessee Community Property Trust dated May 29, 2020

BY: _____
Marcelo Ariola, Jr.
Trustee

BY: _____
Sharon Marie Ariola
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO ARIOLA, JR., TRUSTEE of ARIOLA TENNESSEE COMMUNITY PROPERTY TRUST DATED MAY 29, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON MARIE ARIOLA, TRUSTEE of ARIOLA TENNESSEE COMMUNITY PROPERTY TRUST DATED MAY 29, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212