WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021 Notary Public MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 627277 DEEDWARR
05/03/2021 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210503-0058721

File No. LG-21-541

TIFFANY WHITAKER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Hunter	SAME AS NEW OWNER	
(NAME) 1104 Fatherland St.	(NAME)	083-09-0-429.00 and 083-05-0-441.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, I/we, **Enrique R. Arevalos and Sandra L. Arevalos, Trustees of the Arevelos Family Revocable Living Trust Agreement U/A/D November 9, 1988, as amended,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Hunter, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I:
Located in Davidson County, Tennessee and being Lot. No. 19 of Block "B" on the Plan of the Subdivision of the Lindsley Home Place, of record in Plat Book 2, Page 92, of the Chancery Court et Nashville.

Said Lot No. 19 fronts 50 feet on the north side of Holly Street, formerly Chadwell Avenue; and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Arevalos Family Trust by Quitclaim Deed from RADinvestment, LLC, a Tennessee Limited Liability Company. of record in Instrument No. 20140922-0086835, Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 22, 2014.

Parcel II:
Land in Davidson County, Tennessee, being a westerly part of Lot No. 41 and a westerly part of the northerly 35 feet of Lot No. 40. on the Plan of Edgewood, E.T. Brown's Subdivision of Bransford Place, as of Record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Enrique Arevalos and Sandy Arevalos, Husband and Wife, by Warranty Deed from M&R Urban Ventures I, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140523-0044911, Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on May 23, 2014. (Value of consideration shown in aforementioned deed $264,118.00.)

Being the same property conveyed to Arevalos Family Trust, Enrique R. Arevalos and Sandra L. Arevalos, Joint Trustees, by Quitclaim Deed from Enrique Arevalos and

Sandy Arevalos, Husband and Wife, of record in Instrument No. 20170424-0039646, Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 24, 2017.

This is property more commonly known as: 1417 Holly Street, Nashville, TN 37206 & 805 N. 12th Street, Nashville, TN 37206.

Grantors hereby warrant that no other family trust exists, and that the Arevalos Family Trust is one and the same as the Arevalos Family Revocable Living Trust U/A/D November 9, 1988, as amended.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th 28th day of April, 2021.

Arevelos Family Revocable Living Trust Agreement U/A/D November 9, 1988, as amended

By: _____, Trustee
Enrique R. Arevalos, Trustee

By: _____, Trustee
Sandra L. Arevalos, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th 28th day of April, 2021, before me personally appeared Enrique R. Arevalos and Sandra L. Arevalos, Trustees of Arevelos Family Revocable Living Trust Agreement U/A/D November 9, 1988, as amended, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2021.

_____
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, do hereby 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

