Karen Johnson Davidson County
Batch# 641540 DEEDWARR
05/21/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210521-0069134

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-01832

Address of New Owner:	Send Tax Bills to:	Tax Information:
Antonio Torres Arredondo 216 Solitude Circle Goodlettsville, TN 37072	SAME	033-06-0-A-059.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fred Cawthon and Vickel Cawthon, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Antonio Torres Arredondo and Sara Rivera Arredondo, Husband and Wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the plan of Echo Hill Estates, Section Four, as shown by plat of record in Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fred Cawthon and Vickel Cawthon, husband and wife by deed from Tu Gregory Watts, unmarried, dated October 21,2016, recorded October 26, 2016, of record in Instrument No. 20161025-0112684, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 216 Solitude Circle, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of May, 2021

Fred Cawthon

Vickel Cawthon

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 18th day of May, 2021, before me personally appeared **Fred Cawthon and Vickel Cawthon**, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expire.. 03-21-2022

True Copy Certification

I, Rini Farrell Schofill 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Krystal Schuster, a notary public for this county and state, Rini Farrell Schofill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 08/21/2023

{Notary' Seal}

