BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 647492 DEEDWARR
06/02/2021 10:31:43 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210602-0073672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose N. Ayala and Elsa R. Arevalo	New Owner	
(NAME)	(NAME)	
6300 Freedom Dr		090 12 0 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **RICHARD INGLIS, UNMARRIED AND ANGELA STINSON, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE N. AYALA AND ELSA R. AREVALO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 191 on the Plan of Charlotte Park, Section II, as of record in Plat Book 2663, Page 22 and 23, Register's Office for said County.

Being the same property conveyed to James P. Inglis and wife, Lillie Mae Inglis, by Warranty Deed from Fred H. Brown and wife, Gertrude Brown, of record in Book 2810, Page 637, in the Register's Office of Davidson County, Tennessee, dated October 24, 1958 and recorded on October 28, 1958.

Being the same property conveyed to Richard Inglis, by Quitclaim Deed from Lillie Mae Inglis, reserving to herself a life estate, of record in Instrument No. 20130206-0012464, in the Register's Office of Davidson County, Tennessee, dated January 30, 2013 and recorded on February 06, 2013. The said James P. Inglis since deceased on November 16, 1995.

Being the same property conveyed to Richard Inglis, unmarried and Angela Stinson, married, as joint tenants with right of survivorship, by Quitclaim Deed from Lillie Mae Inglis, reserving to herself a life estate, and Richard Inglis, unmarried, of record in Instrument No. 20180822-0083369, in the Register's Office of Davidson County, Tennessee, dated August 20, 2018 and recorded on August 22, 2018. The said Lillie Mae Inglis since deceased on March 20, 2021.

This was never the marital residence for Angela Stinson.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 6300 Freedom Dr, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of June, 2021

RICHARD INGLIS

ANGELA STINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Inglis and Angela Stinson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2021.

Commission expires:



Notary Public