Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 725227 DEEDWARR
09/28/2021 11:33:16 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20210928-0130120

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$469,000.00**.

Affiant

Subscribed and sworn to before me, this the 24 day of September, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sergio Juarez Romero **Clara Garcia Rodriguez**	New Owner	**155-03-0-B-025.00co**
7401 River Park Dr.		
Nashville, TN 37221		

FOR AND IN 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,

Randie B. Arnold, unmarried

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

Sergio Juarez Romero and Clara Garcia Rodriguez, 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. 25 on the Plan of River Park Estates, a Planned Unit Development, of record in Book 6250, Pages 658 and 659, Surveyor's Certificate of Correction of record in Book 6785, Page 427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Randie B. Arnold and wife, Patricia A. Arnold by Deed dated May 22, 1986 from Allen Earps Builders, Inc., of record in Book 6875, Page 88, Register's Office for Davidson County, Tennessee. Said interest is now vested in Randie B. Arnold as surviving tenant by entirety, the said Patricia A. Arnold having died May 14, 2018.

Conveyance of the above described property subject to the following: 1) The Plan of record in Book 6250, Page 658 and 659, and Surveyor's Certificate of Correction of record in Book 6785, Page 427, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Declaration of Covenants, Conditions and Restrictions of River Park Estates, of record in Book 6672, Page 600, Register's Office for Davidson County, Tennessee. 3) Charter of River Park Estates Homeowners' Association, Inc. of record in Book 7216, Page 833, said Register's Office. 4) Easement for public utilities and a 50 foot right-of-way for public road as set out in Book 3819, Page 296, said Register's Office, 5) Easement granted Harpeth Velley Utilities District of record in Book 5738, Page 824, said Register's Office. 6) Easement recorded in Deed Book 3819, Page 296, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X___) Unimproved (____) property, known as **7401 River Park Dr., Nashville, TN 37221**

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 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(s) this 24 day of **September, 2021.**

Randie B. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randie B. Arnold,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **September, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY