**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0636

Karen Johnson Davidson County
Batch# 767847 DEEDWARR
12/06/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211206-0161305

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2021

Notary Public

Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Arnulfo Chaparro Perez Sr.<br>3210 Dove Place<br>Nashville, TN 37218 | Arnulfo Chaparro Perez Sr.<br>354 Ocala Dr.<br>Nashville, TN 37211 | 059-13-0-065.00 |

# WARRANTY DEED

FOR AND IN 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,

**Doris McLay, heir at law of Robert L. Whitworth**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Arnulfo Chaparro Perez, Sr., married man**

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. 83 on the Plan of Treppard Heights, Section No. 6, of record in Book 2900, Page 11, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Delores E. Whitworth, unmarried and Robert L. Whitworth, unmarried, tenants in common with joint right of survivorship, by Quitclaim Deed from Delores E. Whitworth, unmarried, Birdie L. Pulliam, unmarried and Ivy O. Whitworth, unmarried, dated 12/23/1999 and recorded 1/3/2000 in Instrument No. 20000103-0000059; and being the same property previously conveyed to Delores E. Whitworth, Birdie L. Pulliam, and Ivy O. Whitworth, by Quitclaim Deed from Robert L. Whitworth, dated 7/15/1988 and recorded 7/15/1988 in Book 7600, Page 588; and being the same property previously conveyed to Robert L. Whitworth and Delores E. Whitworth, by Warranty Deed from Nathaniel Peete et ux Willie Mae Peete, dated 12/11/1973 and recorded 12/18/1973 in Book 4773, Page 691, in the Register's Office of Davidson County, Tennessee.

The said Deloris E. Whitworth having since predeceased Robert L. Whitworth on February 23, 2007, with a Small Estate being filed under Docket No. 10P-1761, in the Probate Court for Davidson County, Tennessee, thereby vesting subject property solely in Robert L. Whitworth.

The said Robert L. Whitworth, also known as Robert Leon Whitworth, having since died intestate on April 1, 2021, with a Small Estate being filed under Docket No. 21P-1347, in the Probate Court for Davidson County, Tennessee, thereby vesting subject property in his heirs at law, Doris Pulliam McLay and Donald Lee Pulliam. Affidavits of Heirship of record in Instrument 202112060161302 and Instrument 202112060161303 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Doris McLay by Quitclaim Deed from Donald Pulliam, dated November 14, 2021 and filed for record in Instrument No. 202112060161304 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3210 Dove Place, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2021.

Doris McLay

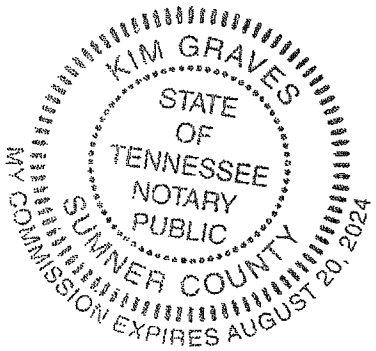
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doris McLay**, 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 at Hendersonville, Tennessee this 17th day of November, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



## Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/17/21.

Affiant Signature

11/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22