Karen Johnson Davidson County
Batch# 769580 DEEDWARR
12/08/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211208-0162494

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211138349** CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: **$425,000.00** Affiant Subscribed and sworn to before me, this 22nd day of November, 2021. Notary Public My Commission Expires: 1-6-25

WARRANTY DEED

Address New Owner: Reina del Carmen Arevalo Romero 3314 Marcus Drive Nashville TN 37211	Send Tax Bills To: New Owner 3314 Marcus Dr. Nashville, TN 37211	Tax Information: Tax Parcel ID No. 133-03-0-173.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tipton Fowlkes and Colleen Cooke Fowlkes, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reina del Carmen Arevalo Romero, unmarried** ("Grantee"), its successors, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Glencoe Acres, Section 2 of record in Plat Book 1835, Page (s)136 through 138, inclusive, 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 Tipton Fowlkes and Colleen Cooke Fowlkes, husband and wife by Warranty deed from Heather L. Thorsby, an unmarried woman of record in Instrument No. 20181214-0121902 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 14, 2018. (Value of consideration shown in aforementioned deed $312,000.00.) Being also known as 3314 Marcus Drive Nashville, Tennessee 37211.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 1835, Pages 136-138, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2088, Page 534, as amended in Book 2105, Page 633, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement to Southern Bell Telephone & Telegraph Company of record in Book 2099, Page 408, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3314 Marcus Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2021.

Tipton Fowlkes

Colleen Cooke Fowlkes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tipton Fowlkes and Colleen Cooke Fowlkes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 15, 2022

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 11/22/21.

Affiant Signature

11/22/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22 day of November, 20 21.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY