BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 824791 DEEDWARR
03/18/2022 01:52:27 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220318-0031803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 10/2/23

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacobo Chalco Ardiles	New Owner	
(NAME)	(NAME)	172 12 0B 081.00
408 Crestfield Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **PHILLIP MCCORMICK, TRUSTEE OF THE ROBERT RAY CARRELL IRREVOCABLE TRUST U/A/D JANUARY 12, 2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOBO CHALCO ARDILES, UNMARRIED,** 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. 386 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Carrell and wife, Juanita J. Carrell, by Deed from Claridge Builders, Inc., of record in Book 8709, Page 495, in the Register's Office of Davidson County, Tennessee, dated August 21, 1992 and recorded on August 24, 1992. The said Juanita J. Carrell died on May 6, 2009.

Being the same property conveyed to David R. Carrell, Trustee, or his successors in trust, under the Robert Ray Carrell Irrevocable Trust, dated January 12, 2010, by Quitclaim Deed from Robert R. Carrell, being the survivor of my wife, Juanita J. Carrell, who died on May 6, 2009, of record in Instrument No. 20100212-0010945, in the Register's Office of Davidson County, Tennessee, dated February 11, 2010 and recorded on February 12, 2010. Notice of Appointment of Successor Trustee recorded in Instrument No. 20181003-0098248. The said Robert R. Carrell died on November 01, 2021.

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.

unimproved _
This is improved x property, known as 408 Crestfield Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 17 day of March, 2022

ROBERT RAY CARRELL IRREVOCABLE TRUST
U/A/D JANUARY 12, 2010

BY: Phillip McCormick

PHILLIP MCCORMICK, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Phillip McCormick with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Robert Ray Carrell Irrevocable Trust U/A/D January 12, 2010, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 17 day of March, 2022.

Commission expires:

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

My Commission Expires 10/2/23

Notary Public