THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440675**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 853682 DEEDWARR
05/11/2022 11:05:11 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220511-0053885

WARRANTY DEED

Address New Owner: Jesus E. Perez Salazar and Gabriela Elizabeth Urbina Medellin 1213 Danbury Court Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-04-0A-084.00 CO

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, **Ronnie G. Craighead, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesus E. Perez Salazar, unmarried and Gabriela Elizabeth Urbina Medellin, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their successors, 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(s) 32, as shown on the map entitled Villages of Larchwood Phase II, Section III, of record in Plat Book 9700, page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONNIE G. CRAIGHEAD, by deed from MARJORIE E. TOMLINSON, AS TRUSTEE OF FAMILY TRUST OF MARJORIE E. TOMLINSON, of record in Instrument No. 20150629-0062094 , dated June 25, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 108-04-0A-084.00 CO.

Restrictive Covenants contained in deed of record in Book 6435, page 189, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8067, page 792, Book 8150, page 765 and in Book 8495, page 747, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, page 861, said Register's Office.

This is improved property located at 1213 Danbury Court Nashville TN 37214

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 9th day of May, 2022.

Ronnie G. Craighead

Ronnie G. Craighead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronnie G. Craighead, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2022.

Notary Public

My Commission Expires: _____

