THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-05-239
Parcel ID: 130 12 0 002.00

Karen Johnson Davidson County
Batch# 866390 DEEDWARR
06/02/2022 12:36:35 PM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20220602-0063837

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Dominique Arrieta and Jorge Arrieta 108 High Estes Nashville, TN 37215	New Owner	Map/Parcel 130 12 0 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Tichenor and Jessica Tichenor, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Dominique Arrieta and Jorge Arrieta, wife and husband**, ("Grantee") all of right, title and interest in and to that certain real property known as 108 High Estes, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat for Steve R. Wherry, of record in Plat Book 6900, Page 120, 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 Daniel Tichenor and Jessica Tichenor, husband and wife, by Warranty Deed from Michael J. Murphy, unmarried, of record in Instrument No. 20181126-0115341, in the Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 26, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of June, 2022.

Daniel Tichenor by Steven John Eggart Jr. his attorney in fact
Daniel Tichenor by Steven John Eggart, Jr., his Attorney-In-Fact

Jessica Tichenor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2022, before me personally appeared Steven John Eggart Jr., Attorney-In-Fact for Daniel Tichenor, and Jessica Tichenor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 2,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1 day of June, 2022

M. Catherine Clearwaters
Notary Public
My commission expires: 7-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY