# WARRANTY DEED

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

JM-BMR-22-844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 868432 **DEEDWARR**
06/07/2022 12:33:21 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20220607-0065179

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Harris Developments, LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **102-14-0-083.00** |
| **844 Belton Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANTIAGO GOMEZ ARAUJO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRIS DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 331 on the Plan of Brook Meade, Section IX of record in Plat Book 2331, Page (s) 34 and 35, 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 Santiago Gomez Araujo by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") of record in Instrument No. 20100930-0077784 Register's Office for Davidson County, Tennessee, dated August 20, 2010 and recorded on September 30, 2010.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 2331, Page (s) 34 and 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **844 Belton Drive, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF JUNE, 2022.

Santiago Gomez Araujo

Maria Catalan Honorato

Maria Catalan Honorato, spouse of Santiago Gomez Araujo, hereby joins in this conveyance and does transfer and convey any and all marital interest Maria Catalan Honorato may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANTIAGO GOMEZ ARAUJO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2022.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA CATALAN HONORATO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2022.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212