Karen Johnson Davidson County
Batch# 876896 DEEDWARR
06/23/2022 03:06:36 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220623-0072008

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me, this 16th day June, 2022.

Notary Public
My commission expires: 07/09/24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-BMR-22-5737

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Arlyn Berrios	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	**17400022300**
5737 Cane Ridge Rd	**3701 Arco Corporate Dr., Ste. 200**	
Antioch, TN 37013	**Charlotte, NC 28273**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David A Lazo-Blanco and Sulma Evelin Lopez De Lazo, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arlyn Berrios, A Married Woman

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. 1 on the Plan of Crabtree Subdivision of record in Plat at Instrument No. 20050517-0055750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed unto David A. Lazo Blanco and Sulma Evelin Lopez De Lazo, husband and wife, by Warranty Deed from Carol Whitfield and Gayle Whitfield, wife and husband, dated August 26, 2015, of record in Instrument No. 20150828-0087151, in the Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 5737 Cane Ridge Rd, Antioch, TN 37013.

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 in 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.

_____ Date: 6/17/22
David A Lazo-Blanco

_____ Date: 6/17/22
Sulma Evelin Lopez De Lazo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David A Lazo-Blanco and Sulma Evelin Lopez De Lazo, the within named Grantor(s), 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, at office, this 17th day of June 2022, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025