This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227352 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$705,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this ____ day of August 2022. Notary Public My Commission Expires: _____ My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 899332 DEEDWARR
08/05/2022 10:31:54 AM 2 pgs
Fees: $13.00 Taxes: $2,610.35
20220805-0089254

WARRANTY DEED

THIS INDENTURE, made this _____ day of August, 2022, among:

ALFREDO ARGUELLO AND DREAMA ARGUELLO, HUSBAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JIM MORGAN, a married man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain Townhome located in Davidson County, Tennessee, being Unit No. 6 of West Park Village, established pursuant to the provision of the Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through and upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Alfredo Arguello and Dreama Arguello, husband and wife by deed from West Park Village Partners, dated October 15, 2014, of record in Instrument No. 20141024-0098057, Register's Office for Davidson County, Tennessee.

This property being known as 204 Burns Avenue, #10, Nashville, TN 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Alfredo Arguello

Dreama Arguello

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Alfredo Arguello and Dreama Arguello**, the within named bargainor(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 and official seal this 3 day of August, 2022.

Notary Public
My Commission Expires: 10/25/2022

Owner Name & Property Address:

Name: Alfredo + Dreama Arguello
Address: 204 Burns Avenue, #10
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: Alfredo + Dreama Arguello
Address: 204 Burns Ave #10
City, State, Zip: Nashville, TN 37203

Tax ID: 104-02-3J-006.00

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY