Karen Johnson Davidson County
Batch# 909067 DEEDWARR
08/26/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220826-0096799

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 26th day of August, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alejandro Flores Roman	New Owner	162-13-0 047.00
363 Cedarmont Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARIA ADRIANA ARREDONDO LOPEZ, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEJANDRO FLORES ROMAN AND GENARO FLORES ROMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Revised Plan of Cedarwood Estates, Section 1 of record in Plat Book 4675, page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Maria Adriana Arrendendo Lopez, by deed dated 05/23/2006, from Carolyn Lawrence, married, of record in Instrument No. 20060524-0061186, Register's Office for said County. The said Jose Rafael Espindola Pacheco is joining in this conveyance to convey any and all marital interest he may have in the said property.

This has never been the primary residence of Carolyn Lawrence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 363 Cedarmont Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of August, 2022.

Maria Adriana Arredondo Lopez

Jose Rafael Espindola Pacheco

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Adriana Arredondo Lopez and Jose Rafael Espindola Pacheco, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 8-26-22.

Affiant Signature

8-26-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY