Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22080747

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2022.

Notary Public
My Commission Expires: 5.14.25

Karen Johnson Davidson County
Batch# 944087 DEEDWARR
11/22/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20221122-0123672

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Isai Garcia Armijo and Denia Abimliex Velasquez Rivas	New Owner	149-02-0A-082.00-CO
552 Piccadilly Row		
Nashville, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dal L. Sum, a single man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Isai Garcia Armijo and Denia Abimliex Velasquez Rivas husband and wife**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Piccadilly Square, Phase I of record in Plat Book 5200, Page(s) 720 through 722, inclusive, 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 Dal L. Sum, a single man by Warranty Deed from Jennifer Lopez Armas, a married woman of record in Instrument No. 20180803-0076541 Register's Office for Davidson County, Tennessee, dated August 01, 2018 and recorded on August 03, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 552 Piccadilly Row, Nashville, 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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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 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 18th day of November, 2022.

Dal L. Sum

Dal L. Sum

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dal L. Sum, a single man with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 18th day of November, 2022.

Lisa K R Wagner

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: Sept. 21, 2024

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Nov. 18, 2022.

Affiant
Date: November 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of November 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY