Warranty Deed

Karen Johnson Davidson County Batch# 951360 DEEDWARR 12/14/2022 09:52:18 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20221214-0129527	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 12th day of December, 2022. Notary Public My commission expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s)
Martha A. Aranda, Brenda J. Aranda Guevara, and Yemmi J. Aranda	First Bank	043-14-0-122.00
119 Lanier Drive	P.O. Box 4500	
Nashville, TN 37115	Springfield, OH 45501-4500	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRITTANY ROSE CARLBERG, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA A. ARANDA, AN UNMARRIED WOMAN, BRENDA J. ARANDA GUEVARA, A MARRIED WOMAN, AND YEMMI J. ARANDA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the unrecorded Map of Margaret L. Dickinson's Subdivision, and described according to a copy of a survey made by Cantrell, Kemp, LLC, September 20, 2002.

Beginning at a point in the center line of a drainage ditch in the Easterly margin of Lanier Drive, which is the common corner of Lots Nos. 1 and 2 is 245.2 feet south of a concrete monument set in the easterly margin of said drive; thence S 11 degrees 45' 00" E, 50.00' to an iron pin found; thence easterly 215.8' to a new pin; thence N 18 degrees 45' 00" W, 50.00' to an iron pin in a fence corner; thence westerly, 214.2' to an iron pin, being the point of beginning, being 0.2465 acres, more or less.

Being the same property conveyed to Steve Hannah and wife, Connie Hannah by Warranty deed from Reba F. Cook, unmarried of record in Instrument No. 20021101-0134119 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 1, 2002.

Being the same property conveyed to Steve Hannah by Quitclaim deed from Connie Hannah, unmarried of record in Instrument No. 20030924-0141651 Register's Office for Davidson County, Tennessee, dated September 17, 2003 and recorded on September 24, 2003.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Being the same property conveyed to Brittany Rose Carlberg, a single woman by Warranty Deed from Stephen Hannah, a married man, dated September 23, 2019 and recorded September 26, 2019, of record in Instrument No. 20190926-0097794, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 119 Lanier Drive, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of December, 2022.

Brittany Rose Carlberg

Brittany Rose Carlberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 9th day of December, 2022.

Notary Public

My Commission Expires: 3-3-25

