Karen Johnson Davidson County
Batch# 966206 DEEDWARR
02/01/2023 11:11:53 AM 2 pgs
Fees: $13.00 Taxes: $2,055.35
20230201-0007393

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-CR-23-257

Prepared by ~~and return to:~~

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF Davidson
COUNTY OF Tennessee

The actual consideration or value, whichever is greater, for this transfer is $555,500.00.

Affiant

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

Subscribed and sworn to before me this 27th day of January, 2023.

Notary Public
My Commission Expires: 2/26/25

File No.: 2022-559

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chris Lopez-Araiza	new owner	
257 Blackman Rd.	221 31st Ave. N. #109	147-06-0-150
Nashville TN 37211	Nashville, TN 37203	

WARRANTY DEED

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 acknowledged, we

Betty Stanley, a single woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Chrisopher Erick Lopez-Araiza, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Property 1:
A certain tract or parcel of land located in Davidson County, State of Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the plan of Section IV, Caldwell Country Estates, as of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
Being the same property conveyed to Betty A. Stanley, a single woman by Deed dated May 18, 1994 from Betty Stanley, Trustee, unmarried, Nick Holman and wife, Janice Holman and Lisa Johnson and

husband, Brian Johnson, recorded June 2, 1994, in Book 9364, Page 571, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 257 Blackman Road, Nashville, TN 37211, 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 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 is 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.

Witness my/our hands this 27th day of January, 2023.

Betty Stanley

Betty Stanley

STATE OF TN
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood TN this 27th day of January, 2023.

Notary Public at Large

My Commission Expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY