Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**Prepared By & Return To:**
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-312

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

Karen Johnson Davidson County
Batch# 976577 DEEDWARR
03/03/2023 09:56:45 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20230303-0015270

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of March, 2023

Notary Public

Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Arturo Aguirre Leon and Lucila Santiago<br>5101 Raywood Lane<br>Nashville, TN 37211 | New Owner | 161 04 0 099.00 |

# 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, I/WE,

**Vickie S. Gilbert, a married woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Arturo Aguirre Leon and Lucila Santiago , husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract marked "Reserved for Commercial" on the Plan of Goodrich Heights, as of record in Plat Book 2663, Page 60 and amended in Book 3577, Page 252, Register's Office for said County, more particularly described as follows:

Beginning at a point in the Westerly margin of Raywood Lane, the common front corner of Lot No. 50 and said Reserved Tract; thence with the line between said lots Southwestwardly 48.5 feet to a concrete monument; thence the following course and distances: North 27° 58' West 76.5 feet to a concrete monument; thence North 41° 27' West 73.4 feet to a concrete monument; thence North 52° 29' West 143.4 feet to a concrete monument; North 16° 07' West 63.7 feet to a concrete monument in the Southerly right-of-way of Tusculum Road; thence with the margin of said road Eastwardly 220.60 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve Southeastwardly 39.27 feet to a concrete monument in the Westerly margin of Raywood Lane; thence with the margin of said Lane Southwardly 240.04 feet to the beginning.

BEING the same property conveyed by Warranty Deed from Hermitage Homes, Inc., a Tennessee corporation to Electra W. Brown, Jr., and wife, Carolyn Brown, recorded August 12, 1964, as Book 3800 Page 531 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $9,000.00.

BEING the same property conveyed by Order from Electra Washington Brown, Jr. to Carolyn Cruse Brown, recorded August 29, 1978, as Book 5331 Page 215 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Carolyn C. Brown, reserving a life estate, to Vickie S. Gilbert, recorded August 21, 2008, as Instrument No. 20080821-0085752 in Davidson County, Tennessee Register of Deeds. Carolyn Cruse Brown died on or about September 14, 2020, thereby extinguishing her life estate.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5101 Raywood Lane, 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 and assigns forever; and we so 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.

Dated this the 1st day of March, 2023.

Vickie S. Gilbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of March, 2023, before me personally appeared Vickie Sue Gilbert and Gary Gilbert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2023.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY