Karen Johnson Davidson County
Batch# 1017182 DEEDWARR
06/21/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230621-0047035

Warranty Deed

KIM PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2023. Notary Public My commission expires: 1-19-2025

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 Numbers:
Jared Titera	New Owner	043-09-0-065.00
251 Lovell Street		
Madison, TN 37115		

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, **ARREOLA ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED TITERA, AN UNMARRIED MAN**, 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:

Being Lot No. 23 Block "A" on the Map of Overlook Estates of record in Book 843, page 105, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 50 feet on the north side of Lovell Street and runs back between parallel lines 135 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed by deed from Roger L. Cox and wife, Nancy Elizabeth Cox, to Walter R. Reeves and wife, Lois Reeves, as of record in Book 3707, page 329, Register's Office for Davidson County, Tennessee.

Further being the same property vested in Lois Meadows Reeves by Divorce Decree, of record in Book 4779, page 748, Register's Office for Davidson County.

Anna Lois Reeves, formerly Lois Meadows Reeves, died testate on July 15, 2016, and devised said property to her child Ramona Gail Childers, formerly Ramona Gail Reeves, and to Thelma Louise Shumate, formerly Thelma Louise Meadows, as Trustee of a Testamentary Trust for the benefit of the decedent's child Robert Earl Reeves, by Last Will and Testament dated April 3, 1979 and duly probated only to establish muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P 1278.

Anna Lois Reeves and Lois Meadows Reeves are one and the same person.
Ramona Gail Childers and Ramona Gail Reeves are one and the same person.
Thelma Louise Meadows and Thelma Louise Shumate are one and the same person.

Being the same property conveyed to Ramona Gail Childers, an unmarried woman and Thelma Louise Shumate, Trustee of a Testamentary Trust f/b/o Robert Earl Reeves by Executor's Quitclaim deed from Thelma Louise Shumate, Personal Representative of the Estate of Anna Lois Reeves of record in Instrument No. 20221011-0111291 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 11, 2022.

Being the same property conveyed to Ramona Gail Childers by Quitclaim deed from Thelma Louise Shumate, Trustee of record in Instrument No. 20221011-0111292 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 11, 2022.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Ramona Gail Childers, an unmarried woman of record in Instrument No. 20230215-0011110 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded on February 15, 2023.

Being the same property conveyed to Arreola Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20230216-0011252 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded on February 16, 2023.

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 251 Lovell Street, Madison, 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 15th day of June, 2023.

Arreola Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Abraham Arreola, Sole Member

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 Abraham Arreola, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Arreola Enterprises, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

_____
Notary Public

My Commission Expires: 3·3·25

Certificate of Authenticity

I, Joshua A. Terry, 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 true and exact copy of the original document executed and authenticated according to law on June 15th 2023.

Affiant Signature – Joshua A. Terry

6/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/16/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON