WARRANTY DEED

Karen Johnson
Batch # 1105903
02/29/2024 09:35:30 AM
Fees: $13.00 Taxes: $599.40

Davidson County
DEEDWARR
2 pgs

20240229-0013903

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

BS-AD-24-1120B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose B. Merchan and Moises A. Merchan	**New Owner**	
(NAME)	(NAME)	**072-06-4S-002.00-CO**
124 Piedmont Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARREOLA DEVELOPMENT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE B. MERCHAN, SINGLE, AND MOISES A. MERCHAN, SINGLE, AS JOINT TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Eleven-Twenty McGavock Pike, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Eleven-Twenty McGavock Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230731-0058946, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Eleven-Twenty McGavock Pike, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20230731-0058946, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Stephen F. Meade by Warranty Deed from Betty B. Spradlin and John Crit Beene, Jr. of record in Instrument No. 20011217-0139166 Register's Office for Davidson County, Tennessee, dated December 12, 2001 and recorded on December 17, 2001.

Being a portion of the same property conveyed to Helen Katherine Creason Meade by Quitclaim Deed from Stephen F. Meade of record in Instrument No. 20060828-0106324 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006.

Being a portion of the same property conveyed to EMODC, LLC., by Warranty Deed from Stephen F. Meade of record in Instrument No. 20220817-0093301 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022.

Being the same property conveyed to Arreola Development, LLC., a Tennessee Limited Liability Company by Warranty Deed from EMODC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230911-0071188 Register's Office for Davidson County, Tennessee, dated September 06, 2023 and recorded on September 11, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230731-0058946, Register's Office for Davidson County, Tennessee
- Charter of the Eleven-Twenty McGavock Pike Homeowners' Association, Inc. of record in Instrument

- Prenuptial Agreement of record in Instrument Number 20150917-0094276, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4758, Page 52, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1120 B McGavock Pike, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 26th DAY OF FEBRUARY, 2024.

Arreola Development, LLC., a Tennessee Limited Liability Company

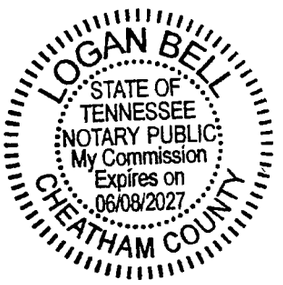
BY: _____
Abraham Arreola
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAHAM ARREOLA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ARREOLA DEVELOPMENT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212