Karen Johnson Davidson County
Batch# 1108782 DEEDWARR
03/07/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240307-0015995

JOHN DANIEL THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2024. Daniel Thompson Notary Public My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brent Arledge		**142-16-0D-006.00-CO**
2908 Glenway Drive	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Karelys Osuna Esquijarosa and husband, Jose Ricardo Ruiz Valdes

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brent Arledge, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat Devon Glen, Phase I of record in Plat Book 7900, Page 457, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karelys Osuna Esquijarosa, and husband, Jose Ricardo Ruiz Valdes by Quitclaim Deed from Karelys Osuna Esquirosa (correctly known as Karelys Osuna Esquijarosa) of record in Instrument No. 20170330-0031244 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 30, 2017.

This is improved property known as **2908 Glenway Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

LTC

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of March, 2024.

Karelys Osuna Esquijarosa

Jose Ricardo Ruiz Valdes

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Karelys Osuna Esquijarosa and Jose Ricardo Ruiz Valdes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of March, 2024.

Notary Public
My Commission Expires: June 30, 2027

Notary Public State of Florida
Brenda M Davis
My Commission HH 393204
Expires 6/30/2027

Lenders Title Company File No. 24-001310-524

LTC

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 03/01/2024 (date of document).

Karla I Kard
Affiant Signature

03/01/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of March, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

