RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet TN 37122
File No.: QWB-21407-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134511 DEEDWARR
05/14/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20240514-0035457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of May, 2024

NOTARY PUBLIC

My commission expires August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arreola Development, LLC 4811 Citrus Dr Nashville, TN 37211	Same address as new owner	133-16-0-121

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVEN THOUSAND AND 00/100 Dollars ($307,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH K. WOMBLE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ARREOLA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of KENILWORTH ESTATES, SECTION ONE, as of record in Plat Book 2900, Pages 105 and 106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah K. Womble, a married woman, by Quitclaim Deed from Phillip G. Bowers and wife, Nora Faye Bowers, of record in Instrument No. 20130722-0075273, in the Register's Office of Davidson County, Tennessee, dated July 11, 2013 and recorded on July 22, 2013.

Deborah K Womble was married to Roy Clofton Womble Jr who has since passed away on October 24, 2021.

Being the same property conveyed to Phillip G. Bowers and wife, Nora Faye Bowers, by Warranty Deed from Charles R. Shacklett and Earl C. Shacklett, Jr., of record in Book 10027, Page 747, in the Register's Office of Davidson County, Tennessee, dated April 26, 1996 and recorded on April 26, 1996.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 299 Penfield Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of May, 2024

GRANTOR(S)

Deborah K. Womble

Deborah K. Womble

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Deborah K. Womble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of May 2024

Notary Public

Martha E. Berry

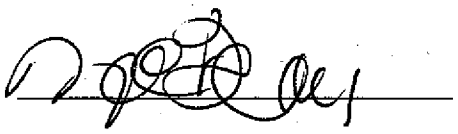
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **5/10/24** (date of document)



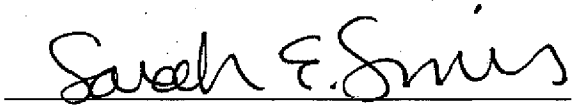
5/14/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **14** day of **May**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

