

Karen Johnson Davidson County
Batch# 1155475 DEEDWARR
07/08/2024 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20240708-0051052

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-08025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erma Debora Roman and Jorge Javier Salgado Sotelo 182 Antler Ridge Circle Nashville, TN 37214	Secure Choice Lending 1650 Spruce Street, Ste 500 Riverside, CA 92507	122-01-0A-419.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary R. Chittester, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jorge J Salgado Sotelo and Erma D Roman, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 8, in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Anter Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 2000101 1-0101044, Register's Office for Davidson County, Tennessee, (the "Original Declaration"), amended by first Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "first Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No.20020904-0107261, said Register's Office (the "Second Supplement", the first Supplements, Second Supplement and the original Declaration being collectively referred to as the "Declaration") to which reference is hereby made.

Being the same property conveyed to Gary R. Chittester and wife, Claudia D. Chittester by Warranty Deed from Ole South Properties, Inc of record in Instrument No. 20030611-0080718 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 11, 2003.

Being the same property conveyed to Gary R. Chittester by Quitclaim Deed from Gary R. Chittester and Claudia D. Chittester of record in Instrument No. 20170127-0009113 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 27, 2017.

Being the same property conveyed to Samuel B. Dreiling Trustee by Quitclaim Deed from Gary R. Chittester of record in Instrument No. 20230907-0070319, Register's Office for

Gary R. Chittester of record in Instrument No. 20230907-0070319, Register's Office for Davidson County, Tennessee, dated August 22, 2023 and recorded on September 07, 2023 and within the same deed the said Samuel B. Dreiling, Trustee conveyed his interest in the subject property to Undivided One Hundred Percent (100%) interest to Gary R. Chittester and Esteban B. Chittester as co-tenants with rights of survivorship.

Being the same property conveyed to Gary R. Chittester by Quitclaim Deed from Esteban Bohorquez Chittester of record in Instrument No. 20240507-0033603 Register's Office for Davidson County, Tennessee, dated May 01, 2024 and recorded on May 07, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 182 Antler Ridge Circle, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 2nd day of July, 2024

Gary R. Chittester

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary R. Chittester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 2nd day of July, 2024.

Notary Public

My Commission Expires: 6/14/27

FAITH L LOWE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/2/24.

Affiant Signature

7/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY