Karen Johnson Davidson County
Batch# 1161189 DEEDWARR
07/24/2024 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240724-0055766

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 18TH day of July, 2024. Notary Public My Commission Expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jose Rodrigo Gomez Martinez and Gabriela Reyes Arellano 4012 Windwood Lane Nashville, TN 37214	New Owner	Tax Parcel ID No. 108-12-0B-158.00CO 108-12-0B-159.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN L. FARRELLY, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSE RODRIGO GOMEZ MARTINEZ, MARRIED AND GABRIELA REYES ARELLANO, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1: 108-12-0B-158.00CO
Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Phase 1A, Section 5, Harborview, of record in Plat Book 7900, Page 485, 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 Stephen L. Farrelly by Deed dated July 19, 2019 from Mohammad Hajjafar, recorded July 19, 2019, in Instrument Number 201907190070873, in the Official Records of Davidson County, Tennessee.

Parcel 2: 108-12-0B-159.00CO
Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Harborview, Phase 1A, Section 5 of record in Book 7900, Page 485, 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 Stephen L. Farrelly, a single man by Deed dated September 5, 2018 from James Malarkey, married, recorded September 7, 2018, in Instrument Number 201809070088679, in the Official Records of Davidson County,Tennessee.

This is improved property commonly known as: **4012 Windwood Lane, Nashville, TN 37214 and 104 Windwood Cir, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of July, 2024.

STEPHEN L. FARRELLY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **STEPHEN L. FARRELLY** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of July, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/23/2024 (date of document).

Affiant Signature

7/23/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

