WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1181322 DEEDWARR
09/13/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,552.15
20240913-0070711

File #24-TC-7965-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jared Arizpe and Kathleen Arizpe	Union Home Mortgage Corp	
(NAME)	(NAME)	128 10 0 002.00
7965 Sawyer Brown Road	PO Box 1179	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Sylvania, OH 43560	
(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,

REBECCA NOREEN JEROME, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JARED ARIZPE AND KATHLEEN ARIZPE, HUSBAND AND WIFE,

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 Lot No. 14 on the Plan of SECTION 1, STACY SQUARE of record in Plat Book 3842, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 69 feet on the Northwesterly Side of Sawyer Brown Road and runs back 184 feet on the Southwesterly line and 205.12 feet on the Northerly Line, which is a broken line, to a dead line in the rear on which it measures 27 feet.

Being the same property conveyed to Rebecca Noreen Jerome, a single woman, by Warranty Deed from Nancy J. Hayman, unmarried, of record in Instrument No. 20150603-0051981, in the Register's Office of Davidson County, Tennessee, dated June 01, 2015, and recorded on June 03, 2015.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, STACY SQUARE, as recorded in Plat Book 3842, Page(s) 134, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4165, Page 953, said Register's Office.
* No coverage is provided as to the amount of acreage or square footage of the land.)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 7965 Sawyer Brown Road, Nashville, TN 37221.

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 12th day of September, 2024.

Rebecca Noreen Jerome

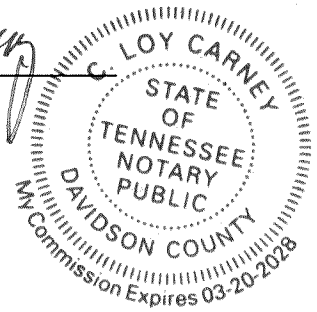
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2024, before me personally appeared Rebecca Noreen Jerome, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2024.

C. Loy Carney

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **September 12, 2024**

Affiant Signature

09/13/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **September 13, 2024**

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY