Karen Johnson Davidson County
Batch# 1185110 DEEDWARR
09/23/2024 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20240923-0073687

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 63795
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Evelyn W. Paret 6953 Harpeth Glen Trace Nashville, TN 37221	**Evelyn W. Paret** **6953 Harpeth Glen Trace** **Nashville, TN 37221**

TAX MAP PARCEL NUMBERS: 155030D03900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$615,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust Dated May 9, 2016**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evelyn W. Paret, an unmarried woman,** hereinafter called the **Grantee**, Grantee's 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. 39 on the Plan of Allens Green, First Revision, Section 2, of record in Book 9700, page 109, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arturo Villalba and Virginia Villalba, by Warranty Deed from Lisa S. Ponton and husband Paul S. Ponton, dated March 10, 2006 and recorded on March 16, 2006 of record in Instrument No. 20060316-0030325, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 8, 2016, recorded June 10, 2016, of record in Instrument No. 20160610-0059161, said Register's Office, subject property was conveyed to Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust dated May 9, 2016.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 9700, page 109, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 789; Instrument No. 20180907-0088629; and Instrument No. 20210614-0080009, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Stormwater Detention Agreement of record in Book 9278, page 36, said Register's Office.

This is improved property, known as 6953 Harpeth Glen Trace, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of September, 2024.

The Arturo and Virginia Villalba Living Trust dated May 9, 2016

By: Arturo Villalba Co Trustee
Arturo Villalba, Co-Trustee

Virginia Villalba
Virginia Villalba, Co-Trustee Co Trustee

State of Tennessee

County of Davidson

On this 23rd day of September, 2024, before me the undersigned authority, personally appeared Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust Dated May 9, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

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

Notary

My Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Christen Rabe, 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 **September 23, 2024**.

Date

Christen Rabe

Affiant Signature

9/23/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **September**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025