WARRANTY DEED

Karen Johnson
Batch # 1223061
01/03/2025 12 57 29 PM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250103-0000638

RANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 03/16/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jordan Arand and Victoria Herrera	**New Owner**	
(NAME)	(NAME)	**091-02-0-243 00**
2079 Edison Park Lane	2079 Edison Park Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **DOROTHY FAULKNER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN ARAND AND VICTORIA HERRERA,** 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 1 of Block No 18 on the Cherokee Park Subdivision, a plan of said subdivision is of record in Book 161, Page 75, Register's Office for said county, which plan shows the location of the Streets, but does not show Block No 18, According to an unrecorded plan of Block 18, said Lot No 1 is described as follows

Beginning at the Northwest corner of California Avenue and 58th Avenue North, Formerly 17th Street, thence with the Northerly margin of California Avenue, Westwardly 92 feet to the corner of Lots Nos 1 and 3, thence Northwardly with the diving line between lots Nos 1 and 3, 117 9 feet, more or less, to the Westerly Margin of 58th Avenue North, thence with said Avenue Southwardly 150 feet, more or less to the beginning

Being the same property conveyed to Elbert Ray Faulkner and wife, Dorothy Faulkner by Warranty Deed from Holder and Northern Companies, Inc of record in Book 5770, page 421, Register's Office for Davidson County, Tennessee, dated July 10, 1981 and recorded on July 15, 1981 The said Elbert Ray Faulkner died on May 16, 2024 leaving Dorothy Faulker the surviving tenant by the entirety.

This conveyance is subject to
- Taxes for the year 2025, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee
- Charter of Cherokee Park Neighborhood Associates of record in Instrument No 20000531-0054011, Register's Office for Davidson County, Tennessee
- Articles of Organization limited liability Company of record in Instrument Number 20210421-0053045, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Drain in favor of Metro Nashville of record in Book 4655, Page 21, Book 4654, Page 966, Book 4654, Page 976 and Book 4655, Page 6, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5900 California Avenue, Nashville, Tennessee 37209**

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 31st DAY OF DECEMBER, 2024

Dorothy Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY FAULKNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of December, 2024.

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212