Karen Johnson Davidson County
Batch# 1265480 DEEDWARR
04/28/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20250428-0032678

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350343

KATHERINE MASSIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) KM Sumner

The actual consideration or value, whichever is greater, for this transfer is: $526,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2025.

Notary Public
My Commission Expires: 2/27/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Huri Salazar Reyna and Apricy Wren 7468 Highway 70 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 02 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cindy Whitworth, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Huri Salazar Reyna, an unmarried woman, and Apricy Wren, a married woman, as joint tenants,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of CROSS TIMBERS SUBDIVISION, SECTION I, as of record in Book 3700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn N. Soyars and Cindy Whitworth, as joint tenants with the right of survivorship, by Quitclaim Deed from Carolyn N. Soyars, of record in Instrument No. 20210323-0038468, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 23, 2021. The said Carolyn N. Soyars died on August 20, 2024, leaving Cindy Whitworth as surviving tenant.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROSS TIMBERS SUBDIVISION SECTION I, as recorded in Plat Book 3700, Page(s) 37.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3949, Page 258.

This is improved property located at 7468 Highway 70 Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 4th day of April, 2025.

Cindy Whitworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cindy Whitworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Amanda Maynor, 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

April 4, 2025.

Date

Affiant Signature

April 28, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **April**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON