WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 80,000 00 Affiant Subscribed and sworn to before me, this the 16th day of May, 2025 Notary Public My commission expires Sept 8th, 2026 (AFFIX SEAL)
Karen Johnson Davidson County Batch # 1275315 DEEDWARR 05/20/2025 09 24 53 AM 3 pgs Fees $18 00 Taxes $296 00 20250520-0039577	

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Attorneys Title Company, Inc 2927 Berry Hill Drive, Nashville, TN 37204		
Address of New Owner(s) as follows: Lisa Renee Carlisle	Send Tax Bills To Lisa Renee Carlisle	Map-Parcel Numbers 133-16-0-076
497 Elysian Fields Road, Apt B12 Nashville, TN 37211	299 Tampa Drive, Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Karen Diane Carlisle Arroyo, a married woman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Lisa Renee Carlisle, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 7 on the Plan of Kenilworth Estates, Section 3, of record in Plat Book 2900, pages 149 & 150, said Register's Office, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Elvy P Carlisle and wife, Marilyn S Carlisle by Warranty Deed dated January 11, 1977, from Dwayne Cravens and wife, Joyce H Cravens, of record in Book 5104, page 956, said Register's Office

The said Elvy P Carlisle having since died intestate on January 16, 2025, his wife Marilyn S Carlisle preceded him in death on February 26, 2020 The property is vested in Lisa Renee Carlisle and Karen Diane Carlisle Arroyo the heirs at law of Elvy P Carlisle

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 133-16-0-076.

8. The Plan of record in Plat Book 2900, pages 149 & 150, said Register's Office. shows an Owner's Certificate, and is subject to all matters as set forth therein.

9. Restrictive Covenants contained in Book 3221, page 445, said Register's Office.

This is improved (_X___) Unimproved (____) property, known as 299 Tampa Drive, Nashville, TN 37211

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) that it is lawfully seized 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, and it does further covenant and bind itself, its successors and assigns, 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 this 16th day of May, 2025.

Karen Diane Carlisle Arroyo

Karen Diane Carlisle Arroyo

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be of Karen Diane Carlisle Arroyo, a married woman, and who further acknowledged that he/she, as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as for the said

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of May 2025

Notarized online using audio-video communication

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16 2027

Certificate of Authenticity

I, Stephanie Martin, 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

5/16/25
Date

Affiant Signature

5/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of May, 2025

Notary's Signature

My Commission Expires: 7/17/2027
Date

Notary's Seal (if on paper)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON