Box 14
2025-137-SH

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch # 1280144 DEEDWARR 06/02/2025 09 25 05 AM 2 pgs Fees $13 00 Taxes $2,401 30 20250602-0042975 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	The actual consideration or value, whichever is greater, for this transfer is $649,000.00. Todd F. Dabbs Affiant Subscribed and sworn to before me, this the 30th day of May, 2025. Notary Public My commission expires: 11/19/28

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Todd F. Dabbs	**Churchill Mortgage Corporation**	**141-12-0E-041.00CO**
7337 River Bend Road	**1749 Mallory Lane, Ste 100**	
Nashville, TN 37221	**Brentwood, TN 37027**	

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, WE,

Lourdes L. Garrido and Pedro Garrido, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd F. Dabbs, an unmarried man

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. 39 on the Plan of Harpeth Crest Subdivision (formerly Max Vinson property), Phase 2, a Planned Unit Development, as of record in Instrument No. 20020403-0040556, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lourdes L. Garrido and Pedro Garrido, wife and husband, by Warranty Deed dated March 20, 2012, from Richard S. Feinstein and D. Joann Feinstein, husband and wife, of record in Instrument No. 20120323-0024676, Register's Office for Davidson County, Tennessee.

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

2) **The Plan of record in Instrument No. 20020403-0040556, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3) **Declaration of Covenants, Conditions and Restrictions and Reservation of Easements and By-Laws of Harpeth Crest, of record in Instrument No. 20020411-0044759 and By-Laws appended thereto, said Register's Office.**

4) **Dedication of Common Areas to Harpeth Crest Homeowners Association, of record in Instrumen t No. 20231121-0090406, said Register's Office.**

5) **TVA Easements of record in Book 4277, page 568 and Book 4581, page 312, said Register's Office.**

6) **Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4817, page 780, said Register's Office.**

7) **Easement Agreement for landscape purposes of record in Book 7334, page 785, said Register's Office.**

8) **Easement Agreement for access and transfer and maintenance of construction equipment of record in Book 7334, page 793, said Register's Office.**

9) **Storm Water Detention Agreement of record in Instrument No. 20010712-0074403, said Register's Office.**

10) **Agreement for Dedication of Public Utilities of record in Instrument No. 20011114-0125004, said Registger's Office.**

11) **Easement for flow of the Harpeth River.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is Improved property, known as 7337 River Bend 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 30th day of May, 2025.

Lourdes L. Garrido

Pedro Garrido

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Lourdes L. Garrido and Pedro Garrido, wife and husband** the within named bargainor(s), 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 and official seal at Nashville, Tennessee, this **30th** day of **May, 2025.**

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY