Karen Johnson Davidson County
Batch# 1281881 DEEDWARR
06/06/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20250606-0044517

ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $85,000.00 Affiant Subscribed and sworn to before me, this 4th day of June, 2025. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A to Z Global Group, Inc	**New Owner**	**133-15-0A-081.00CO**
3800 Greenfield Road., #584		
Dearborn, MI 48120		

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

Liliana Arevalo Contreras, a married woman

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

A to Z Global Group, Inc, a Michigan Corporation

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 Unit No. N3 of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a master deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant of said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Santos Romero, by Warranty Deed, from Randy L. Perry and wife, Margaret Perry, of record in Instrument No, 20081219-0121503, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Liliana Arevalo, by Quitclaim Deed, from Santos Romero, unmarried, of record in Instrument No. 20160624-0064529, dated June 10, 2016, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Hermelinda Arevalo Contreras, by Quitclaim Deed, from Liliana Arevalo, unmarried, of record in Instrument No. 20171002-0100460, dated September 11th, 2017, Register's Office for Davidson County, Tennessee. And being all of the property conveyed to Liliana Arevalo Contreras, by deed from Hermelinda Arevalo Contreras, of record in Instrument No. 20250121-0004420, dated January 21, 2025, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492, Book 9922, Page 495, Book 10458, Page 936, Instrument No. 20001115-0113374, Register's Office for Davidson County, Tennessee.
c. By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.

e. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124879, in the Register's Office for Davidson County, Tennessee.
f. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee.
g. Land Use Restriction Agreement of record in Book 8395, Page 947, in the Register's Office for Davidson County, Tennessee.
h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 320 Welch Road, N-3, 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 GRANTEES 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 GRANTEES, 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 4th day of June, 2025.

Liliana Arevalo Contreras

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Liliana Arevalo Contreras,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Signature
My commission expires: 03 03 2027

File #: **25-193**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

*** I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.**

Certificate of Authenticity

I, Alicia Hamilton, 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

6/4/25.
Date

Affiant Signature

6/5/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of June, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON