WARRANTY DEED

Karen Johnson
Batch # 1292620
07/02/2025 09 47 36 AM
Fees $13 00 Taxes $1,472 60

Davidson County
DEEDWARR
2 pgs

20250702-0052165

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 2025

M. L. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Abraham Arreola Gonzalez	Same As Owner	
(NAME)	(NAME)	
299 Penfield Drive Unit No A		133 16 0F 001 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ARREOLA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABRAHAM ARREOLA GONZALEZ, A MARRIED 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.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 299 PENFIELD DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 299 PENFIELD DRIVE, a Horizontal Property Regime, of record in Instrument No. 20240814-0061852, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Arreola Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Deborah K. Womble, an unmarried woman, of record in Instrument 20240514-0035457, in the Register's Office of Davidson County, Tennessee, dated May 10, 2024 and recorded on May 14, 2024.

Being part of the same property conveyed to Deborah K. Womble, a married woman, by Quitclaim Deed from Phillip G. Bowers and wife, Nora Faye Bowers, of record in Instrument No. 20130722-0075273, in the Register's Office of Davidson County, Tennessee, dated July 11, 2013 and recorded on July 22, 2013. Deborah K. Womble was married to Roy Clofton Womble Jr. who has since passed away on October 24, 2021.

Being part of the same property conveyed to Phillip G. Bowers and wife, Nora Faye Bowers, by Warranty Deed from Charles R. Shacklett and Earl C. Shacklett, Jr., of record in Book 10027, Page 747, in the Register's Office of Davidson County, Tennessee, dated April 26, 1996 and recorded on April 26, 1996.

Being part of the same property conveyed to Phillip G. Bowers and wife, Nora Faye Bowers, by Warranty Deed from Charles R. Shacklett and Earl C. Shacklett, Jr., of record in Book 10027, Page 747, in the Register's Office of Davidson County, Tennessee, dated April 26, 1996 and recorded on April 26, 1996.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 299 Penfield Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 27 day of June, 2025

ARREOLA DEVELOPMENT, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ABRAHAM ARREOLA, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Abraham Arreola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Arreola Development, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 27 day of June, 2025.

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public