Karen Johnson Davidson County
Batch# 1293735 DEEDWARR
07/03/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20250703-0052744

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2025. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DALILA SARABIA ARELLANO & FELIPE PITA GONZALEZ	Same as new owner	**148-13-0-206.00**
(NAME)	(NAME)	**148-13-0-205.00**
320 MELPAR DRIVE		
(ADDRESS)	(ADDRESS)	**148-13-0-024.00**
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDER ATION 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, **I, FORREST J. WHITE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **DALILA SARABIA ARELLANO AND FELIPE PITA GONZALEZ, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 182 on the plan of Locustwood, Section 3, as of record in Book 2663, page 29, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Tract II:
Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County described as follows:

Beginning at a monument the northeast rear corner of Lot No. 395; thence with the rear line of Lot No. 395, north 73 deg. 56' W 59.7 feet to the northwest rear corner of Lot No. 395; thence north 4 deg 26' W 94.55 feet; thence south 86 deg. 59' E. 68.15 feet; thence south 41 deg. 53' E 61.75 feet to the northeast rear corner of Lot No. 182 on the Plan of Locustwood, Section III, of record in Book 2663, page 29, said Register's Office, thence with the rear line of Lot No. 182, 75.7 feet to the point of beginning.

Tract III:
Land in Davidson County, Tennessee, described as follows:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described a 52 x77 x IR part of the reserved Tract F, Section 3 Fairlane Park, also being the same property described in Book 5414, page 237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Forrest J. White, a single man, from Richard A. Green and wife, Lori A. Green by deed dated July 12, 2006 of record as Instrument No. 20060718-0086626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Matters shown on the Plan of record in Book 2663, page 29 and Book 2331, pages 145 & 146, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **320 MELPAR 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 30th day of June, 2025.

FORREST J. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FORREST J. WHITE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of June, 2025.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 30, 2025.

J. Carlton Drumwright

June 30, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 30, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY