Karen Johnson Davidson County
Batch# 1306952 DEEDWARR
08/08/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250808-0063167

Prepared By & Return To: Tennessee Title Services, LLC 547 North Mt. Juliet Road Ste. 100 Mt. Juliet, TN 37122 VOL-25-3935	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of August, 2025 Notary Public Commission Expires: 4/15/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hector Ignacio Arriaran Lopez, Mr and Rosana Patricia Garro Espejo 676 Harding Pl Nashville, TN 37211	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	147-01-0-068.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Iraci S. Rocha Bass, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hector Ignacio Arriaran Lopez and Rosana Patricia Garro Espejo, husband and wife

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. 487 on the Plan of Caldwell Hall, Section Six, of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 487 fronts 80 feet on the north side of Harding Place and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to John William Downton, married by Warranty Deed from Helen M. Blakely, an unmarried woman of record in Instrument No. 20120626-0055799 Register's Office for Davidson County, Tennessee, dated June 21, 2012 and recorded on June 26, 2012.

The said John William Downton died on or about September 26, 2022. Affidavit of Heirship is recorded on January 25, 2024 in Instrument No. 20240125-0005170 and recorded on September 30, 2024 in Instrument No. 20240930-0075235.

Being the same property conveyed to Iraci S. Rocha Bass, a married woman by Warranty Deed from Adecelia Rojas-Downton, Executrix of Estate of John William Downton, Adacelia Rojas-Downton, Individually and Lucy M. Townsend, Mark J. Down, Matthew, and Mary Downton of record in Instrument No. 20240930-0075236 Register's Office for Davidson County, Tennessee, dated September 27, 2024 and recorded on September 30, 2024.

This property has never been a primary residence of the grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 676 Harding Pl, 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, their heirs and assigns forever; and we so 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.

Dated this the 6th day of August, 2025.

Iraci S. Rocha Bass

STATE OF
COUNTY OF

On this 6th day of August, 2025, before me personall appeared Iraci S Rocha Bass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 8/6/2025.

Affiant Signature – Joshua A. Terry

8/7/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/7/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29