Karen Johnson Davidson County
Batch # 1333334 DEEDWARR
10/13/2025 09 33 51 AM 2 pgs
Fees $13 00 Taxes $1,476 30
20251013-0081437

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner.	Send Tax Bills To	Map-Parcel No
Juan Arroyo and Syriah Arroyo 325 Brandiwood Court Nashville, TN 37138	First Bank 722 Columbia Ave Franklin TN 37064	064 09 0 240

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janis Marie Harkins, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Syriah M. Arroyo and Juan Arroyo, wife and husband** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 325 Brandiwood Court, Nashville, TN 37138 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

LAND in Davidson County, Tennessee, being Lot No 80 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, pages 384 and 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to Janis Marie Harkins, by Warranty Deed from Deborah H Roberts, dated July 23, 1993, and recorded July 29, 1993, of record in Book 9028, Page 877, in the Register's Office for Davidson County, Tennessee

This is improved (X) unimproved ( ) property known as 325 Brandiwood Court, Nashville, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8 day of October, 2025.

Janis Marie Harkins
Janis Marie Harkins

STATE OF TENNESSEE
COUNTY OF Wilson

On this 8th day of October, 2025, before me personally appeared Janis Marie Harkins, 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 8th day of October, 2025

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janis Marie Harkins
AFFIANT

Sworn to and subscribed before me this 8th day of October, 2025

Tanya Stafford
Notary Public
My commission expires 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY