Karen Johnson Davidson County
Batch# 1365028 DEEDWARR
01/05/2026 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20260105-0000207

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of January, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Chavez Viveros	New Owner	163-00-0 441.00
4925 Ottenville Avenue		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDUBINA ARCE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID CHAVEZ VIVEROS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 27 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (New) on the northerly right-of-way of Ottenville Avenue (40' Right-of-Way), being the southwest corner of the property conveyed to Nicole Arnold and Tiffany Arnold of record in Instrument No. 20180906-0088583, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described property; Thence, following the northerly right-of-way of Ottenville Avenue, North 82 Degrees 20 Minutes 56 Seconds West, 100.00 Feet to an Iron Rod (New), being the southeast corner of Lot 28 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee; Thence, leaving Ottenville Avenue and following the easterly boundary of said Lot 28, North 07 Degrees 37 Minutes 32 Seconds East, 177.96 Feet to an Iron Rod (New) on the southerly right-of-way of Moss Road (50' Right-of-way), being the northeast corner of said Lot 28; Thence, following the southerly right-of-way of Moss Road, South 82 Degrees 23 Minutes 09 Seconds East, 100.00 Feet to an Iron Rod (New), being the northwest corner of the aforementioned Arnold property; Thence, following the westerly boundary of said Arnold property, South 07 Degrees 37 Minutes 32 Seconds West, 178.02 Feet to the Point of Beginning, containing 17,799 square feet or 0.41 acres.

Being the same property conveyed to Edubina Arce, by Warranty Deed dated 10/25/2024, from Michael Francisco Jimenez, of record in Instrument No. 20241025-0083170, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 4927 Ottenville Avenue, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of January, 2026.

Edubina Arce

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edubina Arce, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of January, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/2/25 (date of document).

Affiant Signature

1/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

