Karen Johnson
Batch # 1402449
04/07/2026 09:25:44 AM
Fees: $13.00 Taxes: $1,221.00
Davidson County
DEEDWARR
2 pgs
20260407-0027677

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever i
$ 330,000.00.

Affiant

Subscribed and Sworn before me this 6th day of April , 2026.

Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Nathan Arnold and EmmaMae Arnold 312 Country Court, Antioch, TN 37013	New Owner	150-03-0-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yency M. Navarro Arevalo and Jose Fausto Vizcaya Munoz, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Arnold and EmmaMae Arnold, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of The Country Subdivision, Section Three of record in Plat Book 5200, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Yency M. Navarro Arevalo and Jose Fausto Vizcaya Munoz, wife and husband by Warranty Deed from Mary H. Smith, unmarried, dated March 25, 2021 and recorded March 26, 2021 of record in Instrument No. 20210326-0040389 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 312 Country Court, Antioch, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 6th day of April , 2026.

Yency M. Navarro Arevalo

Jose Fausto Vizcaya Munoz

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6th day of April, 2026, before me personally appeared Yency M. Navarro Arevalo and Jose Fausto Vizcaya Munoz, 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 April, 2026.

Notary Signature
My commission expires: 1/22/30

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/22/2030
COUNTY OF RUTHERFORD