Karen Johnson Davidson County
Batch# 1452528 DEEDWARR
07/29/2026 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260729-0069828

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $455,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2026

Notary Public
My commission expires 2/13/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Rene Arrebato **Sherly Arrebato**	**New American Funding LLC**	**16206035700**
112 Bess Ct N	**1 MacArthur Place, Suite 800**	
Antioch, TN 37013	**Santa Ana, CA 92707**	

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 ACKNOWLEDGE, WE,

Fidel L Rico, aka Fidel R Lobos aka Fidel Rico Lobos, and Hada Rico, aka Hada J Rico, married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rene Arrebato and Sherly Arrebato

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. 41, Bess Estates, Section 1, of record in Book 4460, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Fidel R. Rico a/k/a Fidel R. Lobos, Fidel Rico Lobos and Hada Rico a/k/a Hada J. Rico, husband and wife, by Quitclaim Deed form Fidel L Rico, married, dated November 5, 2010, of record in Instrument No. 20101116-0091507, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fidel L Rico, married, by Deed from Ralph J Borrell, Jr and Melanie L Simon, both unmarried, dated April 28, 1999, of record in Book 11457, Page 863, in the Register's Office for Davidson County, Tennessee.
Fidel L Rico and Fidel R Lobos and Fidel Rico Lobos are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 112 Bess Ct N, 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 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 in 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.

Fidel Rico Date: 7/22/24
Fidel L Rico, aka Fidel R Lobo aka Fidel Rico Lobos

Hada Rico Date: 7/22/24
Hada Rico, aka Hada J Rico

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Fidel L Rico, aka Fidel R Lobos aka Fidel Rico Lobos, and Hada Rico, aka Hada J Rico, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July 2024, _____.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B FREEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Mark Bleedorn, 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 7/29/26.

Date

Affiant Signature

7/29/26

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 29th day of July, 2026.

Jennifer Russell

Notary's Signature
My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY