Karen Johnson Davidson County
Batch# 1470303 DEEDWARR
09/08/2026 02:27:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20260908-0083260

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHTY THOUSAND AND 00/100 ($280,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ANGELA MARIBEL VILORIO-ALVAREZ AND GABRIELA SARAI VILORIO-ALVAREZ (NAME)	**NEW OWNER** (NAME)	**135 16 0 046.00**
2605 TIMBERLAND DRIVE NASHVILLE, TN 37217 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of September, 2026, the undersigned, **RICHARD M. ARNOLD, CHERYL R. FLOYD, AND TAMARA L. MOSLEY, ALL AS BENEFICIARIES OF THE ESTATE OF RICHARD J. ARNOLD**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ANGELA MARIBEL VILORIO-ALVAREZ, A SINGLE WOMAN, AND GABRIELA SARAI VILORIO-ALVAREZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2605 TIMBERLAND DRIVE, NASHVILLE, TN 37217** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 578, on the Plan of EDGE-O-LAKE ESTATES, SECTION 13, as shown on Plat of record in Plat Book 4178, Page 33, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard J. Arnold, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5533, Page 231, in the Register's Office of Davidson County, Tennessee, dated January 21, 1992, and recorded on January 22, 1992. The said Richard J. Arnold died on April 23, 2022, devising subject property to Richard M. Arnold, Cheryl R. Floyd, and Tamara L. Mosley. See Probate Case 22P1063, Davidson County, Tennessee in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of September, 2026.

GRANTOR: RICHARD M. ARNOLD, BENEFICIARY OF THE ESTATE OF RICHARD J. ARNOLD

STATE OF TN)
COUNTY OF Franklin)

Personally, appeared before me, a Notary Public of the aforesaid authority, **RICHARD M. ARNOLD, BENEFICIARY OF THE ESTATE OF RICHARD J. ARNOLD**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of September, 2026.

Notary Public

11/28/26
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DA-HARIE ANN JOHNSON WARREN COUNTY My Commission Expires 11-28-26

202609080083260

GRANTOR: CHERYL R. FLOYD, BENEFICIARY OF THE ESTATE OF RICHARD J. ARNOLD

Cheryl R. Floyd, Beneficiary

STATE OF Indiana)
COUNTY OF Monroe)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CHERYL R. FLOYD, BENEFICIARY OF THE ESTATE OF RICHARD J. ARNOLD**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of September, 2026.

Virginia D Burchett — Jul 17 2032

Notary Public — My Commission Expires

VIRGINIA D BURCHETT
Notary Public
Morgan County - State of Indiana
Commission Number NP0757603
My Commission Expires Jul 17, 2032

GRANTOR: TAMARA L. MOSLEY. BENEFICIARY OF THE ESTATE OF RICHARD J. ARNOLD

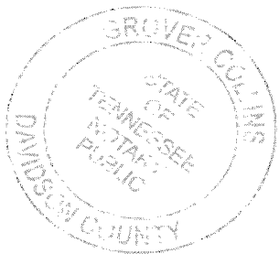
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TAMARA L. MOSLEY, BENEFICIARY OF THE ESTATE OF RICHARD J. ARNOLD**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of September, 2026.

Notary Public

9-3-2029
My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 September 4, 2026

Affiant Signature

September 4, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of September, 20 26.

Notary Public

Notary's Seal:

