Return to:

Karen Johnson Davidson County
Batch# 487094 DEEDWARR
10/01/2020 10:13:23 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20201001-0113279

#2084

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Armando Alvarado	(NEW OWNER)	Map 119-01-0-
7052 N Lake Drive		Parcel 195.00
Bren twood, TN 37027-7853		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **APRIL DAWN GENTRY,** married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ARMANDO ALVARADO,** married, (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No's 1,2 and 3 on the Plat a Subdivision of the North Part of Block "B" Overhill City Subdivision, W.H. Fox Property of record in Book 547, page 96, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

SAID part of Lots No's 1,2, and 3 front 79 feet on the southerly side of Glenrose Avenue and run back on the easterly line with westerly margin of Fox Avenue 150 feet, and on the westerly line 150 feet, more or less to the Northerly margin of Lot No. 4 and measuring 75.5 feet thereon.

Bing the same property conveyed to April Dawn Gentry by quitclaim deed dated October 30th, 2014 from William Hugh Primm of record in Instrument No. 20141117-0105578, and by affidavit in Instrument No. 20201001-0113278 said Register's Office.

This is not and has never been the personal, primary and or martial property of Grantor, her spouse and/or any dependents.

This conveyance is subject to the following:

1. **2021 Taxes, not yet due and payable.**
2. **Easement for right-of-way of record in Book 8613, page 156, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 547, page 96, said Register's Office.**

This is improved property commonly known as: **2201 Fox Avenue, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2020.

Notary public:
My commission expires: 03-08-24

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this 30th day of September, 2020.

APRIL DAWN GENTRY

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **APRIL DAWN GENTRY** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, on this 30th day of September, 2020.

Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY