#36096

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Beth M. Brock Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36096-02-2021**	Subscribed and sworn to before me this 26th day of February, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 584877 DEEDWARR
03/04/2021 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20210304-0028556

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen J. Parham, Bonnie S. Parham 5711 Brentwood Meadows Circle Brentwood, TN 37027	New Owners 407 Wilson Pike Brentwood, TN 37027	Map and Parcel No.: 16113002100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jose Mario Alvarado Veliz and Gloria Amaya Alvarado, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen J. Parham and Bonnie S. Parham, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5711 Brentwood Meadows Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of February, 2021.

Jose Mario Alvarado Veliz

Gloria Amaya Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jose Mario Alvarado Veliz and Gloria Amaya Alvarado**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 28-B on the Plan of Zone Lot Division, Lot 28 Section Two, Brentwood Meadows as of record in Plat Book 6250, page 672, amending Plat Book 5200, page 782, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jose Mario Alvarado Veliz and Gloria Amaya Alvarado, husband and wife, by deed dated February 10, 2020 from SPH Property One LLC, a Delaware limited liability company, of record in Instrument No. 20200309-0026101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 16113002100.
2. All matters appearing on the Plan of record as Plat Book 6250, page 672, amending Plat Book 5200, page 782, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1163, page 96 and Book 2448, page 622, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants contained in an instrument of record in Plat Book 6250, page 672, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

