THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210132512**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2021. Notary Public My Commission Expires: _____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

Karen Johnson Davidson County
Batch# 592400 DEEDWARR
03/16/2021 08:13:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20210316-0034310

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tatiana Alvarez-Cianelli 108 Stirton Road Nashville TN 37210	New Owner	Tax Parcel ID No. 119-03-0-040.00

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, **Steven Rogers Thweatt, Jr. and Christina J. Thweatt, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tatiana Alvarez-Cianelli, a single woman and Jacqueline Alvarez, married woman, as joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Crescent Heights of record in Plat Book 2331, Page 106, 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 Tammy Mellons, Trustee by Quitclaim Deed from Christina J. Thweatt flea Christina Tucker of record in Instrument No: 20171026-0109827, Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 26, 2017 and within the same deed the said Tammy Mellons, Trustee conveyed his interest in the subject property to Steven Rogers Thweatt, Jr. and Christina J. Thweatt, husband and wife.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 106, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2495, Page 513, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 108 Stirton Road Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 10th day of March, 2021.

Steven Rogers Thweatt, Jr.

Christina J. Thweatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Rogers Thweatt, Jr. and Christina J. Thweatt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY