Karen Johnson Davidson County
Batch# 645674 DEEDWARR
05/28/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20210528-0072444

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $125,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of May 2021

Notary Public

My Commission expires _____

CORTNEY JASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Jhon Alvarado
3700 Edgewater Drive
Nashville, TN 37217
SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 05916018100

WARRANTY DEED
21NT01196

Effective the 21 Day of May 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David L. Williams

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jhon Alvarado

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

SAID parcel fronts 50 feet on the west side of Manila Street and goes back between parallel lines 150 feet to a line measuring 50 feet thereon.

Being Lot No. 19 on the Plan of Hickory Heights described according to a survey made by Z. J. Wilkerson, May 22, 1948 as follows:

Beginning at a point in the west margin of Manila Street, now known as Old Mathews Road, at the corner of Lots No. 18 and 19, said point being 90.6 feet north from the north margin of Chris Street; thence with the line between said lots, westerly 150 feet to a point; thence northerly 50 feet to a corner of Lot No. 20; thence with the line between Lots No. 19 and 20, easterly 150 feet to the west margin of Manila Street; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to David L. Williams, by Quitclaim Deed from Billy W. Vaughn, and wife, Irene Vaughn, dated 09/12/2002 and recorded 09/13/2002 as Instrument No. 20020913-0111727, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2821 Old Matthews Rd, Nashville, TN 37207

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 21 day of May, 2021

David L. Williams

David L. Williams

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David L. Williams, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 **day of** May, 2021

Notary Public

My Commission expires: 7/5/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024