Karen Johnson Davidson County
Batch# 695665 DEEDWARR
08/12/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210812-0108629

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-072572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Franklin F. Alvarado and Suany L. Raudales Lanza	Franklin F. Alvarado and Suany L. Raudales Lanza	162-03-0-175.00
(NAME) 4974 Karen Ray Dr	(NAME) 4974 Karen Ray Dr	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JORDAN D. BRADY AND CHRISTIAN RODRIGUEZ, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
FRANKLIN F. ALVARADO AND SUANY L. RAUDALES LANZA,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Apache Hills, Section Four of record in Plat Book 4460, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 56.96 feet on the easterly margin of Karen Ray Drive and extends back 124.31 feet on the Northerly line and 129.14 feet on the Southerly line to a dead line in the rear, measuring 73.82 feet thereon.

Being the same property conveyed to Jordan D. Brady and Christian Rodriguez, wife and husband by Warranty deed from Ellis Pacheco, unmarried of record in Instrument No. 20180430-0040587 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018. (Value of consideration shown in aforementioned deed $205,000.00.) Being also known as 4974 Karen Ray Dr Antioch, Tennessee 37013.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 4974 Karen Ray Dr, Antioch, TN 37013
improved
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 4 day of August, 2021

Jordan D. Brady

Christian Rodriguez

STATE OF TENNESSEE

COUNTY OF Williamson

On this 4 day of August, 2021, before me personally appeared Jordan D. Brady and Christian Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: _____

My Commission Expires: 9-21-2024

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

Certificate of Authenticity

I, Holly A. Mason, 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 8/4/21.

Affiant Signature

8/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22