Karen Johnson Davidson County
Batch# 750725 DEEDWARR
11/08/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $857.48
20211108-0148884

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $231,750.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2021.

Notary Public:
My Commission Expires: 7/2/2024

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Manuel M. Alvarado and Alexandra Gordon 916 Westchester Drive Madison, TN 37115	New Owner	042-09-0-022.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Billy W. Pratt and wife, Catherine L. Pratt**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Manuel M. Alvarado and Alexandra Gordon, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 105, on the plan of St. Luke Cumberland Presbyterian Church, of record in Plat Book 9700, Page 267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lot.

BEING the same property conveyed to Billy W. Pratt and wife, Catherine L. Pratt by Warranty Deed from Pauline Rice Gammon, unmarried, dated 12/18/1996 and recorded 12/20/1996 in Book 10297, Page 627, Register's Office for Davidson County, Tennessee. Conveyance amount of $92,000.00

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 9700, Page 267, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 916 Westchester Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 29th day of October, 2021.

Billy W. Pratt

Catherine L. Pratt

State of Colorado)
County of El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Billy W. Pratt and Catherine L. Pratt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of October, 2021.

Commission Expires: 08-05-23

Notary Public:

TAMMY RENEE GALLEGOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194029521
MY COMMISSION EXPIRES AUGUST 5, 2023

Certificate of Authenticity

I, Brenda Huntsman, 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 10/29/21.

Date

Brenda Huntsman

Affiant Signature

11/2/21

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY