Prepared by:

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 780732 DEEDWARR
12/28/2021 02:28:26 PM 2 pgs
Fees: $13.00 Taxes: $1,115.92

20211228-0170644

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Hannah Curtis and Zachary Curtis	SEND TAX BILLS TO: Hannah Curtis and Zachary Curtis	MAP-PARCEL NUMBERS
(NAME) 7277 Charlotte Pk #231	(NAME) New Owner	114-08-0C-082.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Alana Alvarez, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Hannah Curtis and Zachary Curtis,** wife and husband, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 79 as shown on the Plan of West Park Phase 2, Filed as Exhibit "B" to, and Established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, and as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Alana Alvarez, and Eduardo Alvarez, married, as tenants in common, each with right of survivorship as to the interest of the other by Warranty deed from Thomas D. Cook and Melissa A. Conn now known as Melissa Cook, husband and wife of record in Instrument No. 20110705-0050983 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 5, 2011. Eduardo Alvarez has since passed leaving Alana Alvarez as the remaining tenant.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 7277 Charlotte Pike #231 Nashville, TN 37209
(House Number) (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 my hand this 9 day of December, 2021.

Alana Alvarez

Alana Alvarez

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Bibb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alana Alvarez**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of December, 2021.

Notary Public

My Commission Expires: 4-22-25

Dennis Michael Baer Jr
Notary Public
Exp. April 22nd, 2025
Twiggs County, GA.