Karen Johnson Davidson County
Batch# 781010 DEEDWARR
12/29/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20211229-0171061

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$328,000.00** (Three Hundred Twenty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of December, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-6-2024 (NOTARY SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15108-DS

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Christina Bruce & Thomas Joel Alexander 205 Archwood Drive Madison, TN 37115	New Owner	04311007000

WARRANTY DEED

FOR AND IN 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, I/WE, **RUBEN ALVAREZ AND SPOUSE, DIANNA J. ALVAREZ,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHRISTINA BRUCE AND THOMAS JOEL ALEXANDER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 19 on the Plan of Archwood Acres, Section 1 as of record in Book 2133, page 120, Register's Office of Davidson County, Tennessee described as follows:

BEGINNING on the westerly margin of Archwood Drive at the corner of Lots Nos. 18 and 19; thence with the line between said two lots westwardly 323.38 feet; thence South 68 deg. 11 min. 30 sec. West 82 feet to a concrete monument; thence South 35 deg. 19 min. 30 sec. East 197.88 feet to the corner of Lot No. 19 and a tract marked "Reserved"; thence with the line between two lots eastwardly 228.98 feet to the westerly margin of Archwood Drive; thence with same northwardly 112 feet to the beginning.

Being the same property conveyed to Ruben Alvarez and spouse, Dianna J. Alvarez by deed from Infusion Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20201026-0123640, dated October 19, 2020 and recorded October 26, 2020, Register's Office for Davidson County, Tennessee.

Being also known as 205 Archwood Drive, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **205 ARCHWOOD 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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2021116329

WITNESS, this 22nd day of December, 2021

Ruben Alvarez

Dianna J. Alvarez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of December, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ruben Alvarez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of December, 2021.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of December, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dianna J. Alvarez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of December, 2021.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/22/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 12/22/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** December, **2** 021.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

