WARRANTY DEED

Karen Johnson Davidson County
Batch# 793839 **DEEDWARR**
01/21/2022 11:29:43 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20220121-0008097

Y-RM-22-123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
123 Trinity Partners LLC	**NEW OWNER**	
(NAME)	(NAME)	**071-07-0-014.00**
781 Brook Hollow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIO ALFARO ALBERTO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **123 TRINITY PARTNERS LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Map of T. J. Cage Subdivision of Tarpley Place as of record in Book 332, Page 97, Register's Office of Davidson County, Tennessee.

Said Lot runs 100 feet on the Northerly side of Trinity Lane and runs back between parallel lines 200 feet. Lot No. 7 runs back to the South line of Lot No. 8.

Being the same property conveyed to Julio Alfaro Alberto by Warranty deed from Harvey Cupp of record in Instrument No. 20000104-0001041 Register's Office for Davidson County, Tennessee, dated December 15, 1999 and recorded on January 04, 2000.

Katharine Alfaro Alberto AKA Katherine Marcell Alfaro Alberto joins in to convey any and all marital interest in said property.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 97, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **123 Old Trinity Lane, Nashville, Tennessee 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 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. 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 14 DAY OF JANUARY, 2022.

Julio Alfaro Alberto

Katharine Alfaro Alberto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212