WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

B-KW-22-2821

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

Karen Johnson Davidson County
Batch# 827449 **DEEDWARR**
03/24/2022 08:45:39 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20220324-0033772

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
MC & ME LLC	new owner	
(NAME)	(NAME)	**059-16-0-181.00**
107 Claiborne St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JHON ALVARADO, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MC & ME 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Said parcel fronts 50 feet on the West side of Manila Street and goes back between parallel lines150 feet to a line measuring 50 feet thereon.

Being Lot No. 19 on the Plan of Hickory Heights described according to a survey made by Z. J. Wilkerson, May 22, 1948 as follows:

Beginning at a point in the West margin of Manila Street, now known as Old Mathews Road, at the comer of Lots No. 18 and 19, said point being 90.6 feet North from the North margin of Chris Street; thence with the line between said lots, Westerly 150 feet to a point; thence Northerly 50 feet to a comer of Lot No. 20; thence with the line between Lots No. 19 and 20, Easterly 150 feet to the West margin of Manila Street; thence with the margin of the same, Southerly 50 feet to the point of beginning.

Being the same property conveyed to Billy W. Vaughn by deed from Sara Jane Taylor Jones and husband, T. C. Jones of record in Book 7230, Page 396, RODC.

Being the same property conveyed to David L. Williams by Quitclaim deed from Billy W. Vaughn and wife, Irene Vaughn of record in Instrument No. 20020913-0111727 Register's Office for Davidson County, Tennessee, dated September 12, 2002 and recorded on September 13, 2002.

Being the same property conveyed to Jhon Alvarado by Warranty deed from David L. Williams of record in Instrument No. 20210528-0072444 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 28, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2821 Old Matthews Road, 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 21st DAY OF MARCH, 2022.

Jhon Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JHON ALVARADO, 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 21st of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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