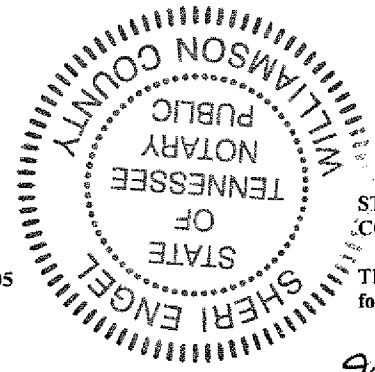
Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me this 11th day of April, 2022.

Notary Public
My commission expires: 12-16-23

Karen Johnson Davidson County
Batch# 841484 DEEDWARR
04/19/2022 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20220419-0044635

Address of New Owner:	Send Tax Bills to:	Tax Information
Juan J. Alvarez 205 Ashmont Lane Smyrna, TN 37167	CME Lending Group LLC 890 East Sidewalk Rd. Chesterton, IN 46304	186-04-0A-203-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Judy K. Gerwels, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Juan J. Alvarez, an unmarried man and Jesse Alvarez and Kimberly L Alvarez, married,** 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:

Being Lot No. 235 on the Plan of Revision Final Plat Burkitt Place, Phase 2E, Lots 184, 229, 230, 232, thru 238, 261, and 291 thru 294 Cluster Lot Subdivision, of record in Plat at Instrument No. 20070806-0093146 and revised in Instrument No. 20090902-0082756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judy K. Gerwels by deed from Kimberly Wehmeyer of record in Instrument No. 20220124-0008454, Register's Office for Davidson County, Tennessee, and dated January 14, 2022.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Burkitt Place of record in Instrument No. 20070806-0093146 and revised in Instrument No. 20090902-0082756 Register's Office for Davidson County, Tennessee.

2. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 Register's Office for Davidson County, Tennessee.

3. Easement Agreement to level 3 Communications, LLC of record in Instrument No. 20060317-0030915 Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083 Register's Office for Davidson County, Tennessee.

5. Conveyance of open space & common areas to HOA of record in Instrument No,20071220-0145868 Register's Office for Davidson County, Tennessee.

6. Assignment of Developers Rights of record in Instrument No. 20120106-0001500 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060306-0025388 and amended in Instrument No. 20070202-0014304 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 721 Meadowcroft Lane, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of April, 2022.

Judy K. Gerwels

202204190044635

STATE OF Tennessee
COUNTY OF Monroe

On this 7th day of April, 2022, before me personally appeared Judy K. Gerwels, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2022.

Notary Signature
My commission expires: March, 29th 2025

JULIA ANNE BONHAM
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

I, Sheri Engel, 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 this 11th day of April, 2022

Sheri Engel

Dated 4-11-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of April, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

