Karen Johnson Davidson County
Batch# 885488 DEEDWARR
07/07/2022 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20220707-0078557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED NINETY THOUSAND AND 00/100 (290,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, Suite F186, Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Sandra Alegre and Lina Marie Alegre (NAME)	**NEW OWNER** (NAME)	**143 03 0B 060.00**
6945 Highland Park Drive Nashville, TN 37205 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of July, 2022, the undersigned, **JENELLE PEARSON AND EARL F. PEARSON, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SANDRA ALEGRE AND LINA MARIE ALEGRE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6945 HIGHLAND PARK DRIVE, NASHVILLE, TN 37205** and more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Harpeth Glen Condominium tract as shown on a plat of record in Plat Book 4675, Page 64, of the Register's Office of Davidson County, Tennessee; the property hereby conveyed being Unit Number 6945 on the section plat together with the accompanying carport as shown thereon, a family unit type Number 1, as shown and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominiums, including the Plat and the Administrative By-Laws recorded in Book 4546, Page 658, as amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5178, Page 138 and Book 9797, Page 493, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jenelle Pearson and Earl F. Pearson, wife and husband, by Quitclaim Deed from Janelle Hoffer (n/k/a Jenelle Pearson), of record in Instrument No. 20120523-0044650, in the Register's Office of Davidson County, Tennessee, dated May 17, 2012 and recorded on May 23, 2012.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of July, 2022.

GRANTOR: Jenelle Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JENELLE PEARSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of July, 2022.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed this 6th day of July, 2022.

GRANTOR: Earl F. Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EARL F. PEARSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of July, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 6, 2022.

Affiant Signature

07/06/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of July, 2022

Notary Public

Notary's Seal:

