Karen Johnson Davidson County
Batch# 896948 DEEDWARR
08/01/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.24
20220801-0087260

Warranty Deed

JATIN A. SHAH NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 07/13/2024 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,875.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2022. Notary Public My commission expires: 7/13/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Humberto Alvarado Mora, Alexa Mercedies Alvarado, and Frank Bliss Allen	New Owner(s)	053-16-0-247.00
2222 Thistlewood Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH DOWDELL AND CHARNECE DOWDELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUMBERTO ALVARADO MORA AND ALEXA MERCEDIES ALVARADO, HUSBAND AND WIFE, AND FRANK BLISS ALLEN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: HA AA

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Subdivision Plat Stone Hedge, Section Three of record in Plat Book 9700, Page 219, as amended in Book 10159, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth Dowdell and Charnese Dowdell, also known as Charnece Dowdell, husband and wife by Warranty deed from Bradley A. Stewart and Rachel M. Stewart, husband and wife of record in Instrument No. 20160517-0049147 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 17, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 821 Stone Hedge Court, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2022.

Kenneth Dowdell

Charnece Dowdell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of July, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/01/2022 ____ (date of document).

Affiant Signature

08/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 01 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025