Karen Johnson Davidson County
Batch# 918367 DEEDWARR
09/19/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20220919-0104123

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4050

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2022

Notary Public

Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bret Alvis and Ann Alvis 4308 Morriswood Drive Nashville, TN 37204	New Owner	132 07 0 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Linda K. Curley, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bret Alvis and Ann Alvis, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 48 on the Map of Southmeade, as of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
BEING the same property conveyed by Warranty Deed from Orval M. Winters and wife, Beverly J. Winters to Linda K. Curley and husband, Charles Patrick Curley, Sr., recorded July 1, 2002, as Instrument No. 20020701-0079061 in Davidson County, Tennessee . Charles Patrick Curley, Sr. having since died on April 10, 2022, leaving Linda K. Curely sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4308 Morriswood Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 16th day of September, 2022.

Linda K. Curley by Brigid Davidson, her Attorney-In-Fact

Linda K. Curley by Brigid Davidson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Brigid Davidson,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Linda K. Curley** and acknowledged that she executed the same as the free act and deed of the said **Linda K. Curley,** pursuant to the Durable Power of Attorney recorded in Instrument No. 202209190104122, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of September, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-16-2022.

Affiant Signature

9-16-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16th day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

