Karen Johnson Davidson County
Batch# 919436 DEEDWARR
09/21/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220921-0104753

WARRANTY DEED

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC

File No. BC-22-3316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilberto A. Alvarado	New Owner	
(NAME)	(NAME)	
3711 Ezell Road		162-09-0B-073.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Daniel Hearn and wife, Ginger Hearn**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gilberto A. Alvarado, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, being Town House No.160 in the Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley, Phase 3, as of record in Master Deed of record in Book 4918, Page 116; as amended in Book 4958, Page 346, and as shown on the plan of record in Book 5200, Page 131, and Plat Book 5050, Page 94, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to Ginger L. Hicks, unmarried, and Janis S. Hicks, married by Warranty deed from Deborah J. Messinger, an unmarried person of record in Instrument No. 20070705-0079896 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 05, 2007.

Being the same property conveyed to Daniel A. Hearn and wife, Ginger Hearn by Quitclaim deed from Ginger L. Hicks (now known as Ginger Hearn) and Janis S. Hicks of record in Instrument No. 20220725-0084807 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 25, 2022.

This is property more commonly known as 5600 Country Drive, Apt. 160, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

do 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.

Witness my/our hand this 19th day of September, 2022.

Daniel Hearn

Ginger Hearn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2022, before me personally appeared Daniel Hearn and Ginger Hearn, 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 19th day of September, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **September 19, 2022**.

Affiant Signature

September 19, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

19th day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

