Karen Johnson Davidson County
Batch# 953506 DEEDWARR
12/20/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20221220-0131469

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Celso Rene Jacinto Alvarez et ux
308 Dorr Dr.
Goodlettsville TN 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
same as Owner

Map/Parcel
#01812003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company, William Carver, Jr. and wife, Daysha Carver,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Celso Rene Jacinto Alvarez and Ixsiomara Tobar Hernandez, 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. 26** on the "**Revision of Lots 25-28 on the Plan of Mansker Heights", Goodlettsville, Tennessee**, as shown on plat of record in Book 2854, Page 138 (which voided and vacated subject lot as previously shown on plat of record in Book 2900, page 10), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liability company, and William Carver, Jr. and wife, Daysha Carver by Warranty Deed dated August 1, 2022, from Zachary J. Donovan and Emily B. Donovan, husband and wife, of record in Instrument #20220803-0088616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **308 Dorr Drive, Goodlettsville, Tennessee 37072.**

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, GRANTOR does covenants with the said GRANTEES that he is 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **15th** day of **December, 2022**.

Engauge Properties, LLC,
a Tennessee limited liability company

By: _____
Christopher Gauger, Managing Member

_____
William Carver, Jr.

_____
Daysha Carver

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15th day of December, 2022.

_____
NOTARY PUBLIC

My commission expires: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Carver, Jr. and Daysha Carver**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2022.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $376,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 16th day of December, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 22127192

Certificate of Authenticity

I, Jennifer Russell, 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 12/15/2022.
Date

12/20/2022 Jennifer Russell
Affiant Signature

12/20/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 20th day of December, 2022.

Notary's Signature
My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.