Karen Johnson Davidson County
Batch# 953575 DEEDWARR
12/20/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221220-0131580

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Michael Devin Kirby
and Lilliana V. Rodas Jovel
209 Lucky Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 148-01-0; Parcel 071.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ROY TINSELY ALEXANDER JR., AND TAMMI ALEXANDER, NOW KNOWN AS TAMMI ALEXANDER DEJARNETTE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MICHAEL DEVIN KIRBY, AND LILIANA V. RODAS JOVEL, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 206 on the Plan of Hillbrook, Section 2, as shown on Plat of record in Plat Book 3300, Page 12, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

SAID lot fronts 98 feet on the South side of Lucky Drive, and runs back 121.8 feet on the West line and 116 feet on the East line to a dead line in the rear on which it measures 99.5 feet.

BEING the same property conveyed to Roy T. Alexander and wife, Dorothy M. Alexander, by Warranty Deed dated May 15, 1962, from Randall Phillips Builders, Inc., recorded May 17, 1962, in Book 3576, Page 561, in the Register's Office of Davidson County, Tennessee. The said Roy T. Alexander died on or about January 9, 2009, leaving subject property vested to Dorothy M. Alexander, as surviving tenant by the entirety. The said Dorothy M. Alexander died testate March 12, 2017, and by her Last Will and Testament, Case No. 17P-626, Circuit Court of Davidson County, Tennessee, Seventh Division, at Nashville, devised subject property to Roy Tinsley Alexander, Jr. and Tammi Alexander, now known as Tammi Alexander Dejarnette, as her heirs-at-law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 209 Lucky Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 20th day of December, 2022.

TAMMI ALEXANDER DEJARNETTE

ROY TINSLEY ALEXANDER JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammi Alexander DeJarnette and Roy Tinsley Alexander Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of December, 2022.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2022-550

True Copy Certification

I, Allison Garang, 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 the 20th day of December, 2022.

Affiant Signature

12/20/22

Date

State of Tennessee)

County of Rutherford)

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

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY