Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-5129

WARRANTY DEED

Karen Johnson Davidson County
Batch# 970653 DEEDWARR
02/14/2023 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230214-0010716

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2023.

Notary Public

My commission expires: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bryan J. Medina **Jesus Medina** **Teresa Medina**	**Pinnacle Bank**	**Map 146-15-8 Parcel 007.00**
5129 Regent Drive	**150 3rd Ave. S., Ste 1000**	
Nashville, TN 37220	**Nashville, TN 37201**	

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

Andrea Lisa Alcorn, Trustee of the Alcorn Family Living Trust UAD June 16, 2022

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan J. Medina, an unmarried man, and Jesus Medina and Teresa Medina, 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:

Being Lot No. 125 on the Plan of Haileywood Estates, Section VII, as of record in Plat Book 2330, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 Fronts 103.2 feet on the westerly Margin of Regent Drive and runs back between lines measuring 192.9 feet on the northerly line and 193.5 feet on the southerly lines and a dead line measuring 102.5 feet thereon.

Being the same property conveyed to Grady M. Alcorn and wife, Mae P. Alcorn, from Dorothy F. Smith, by Warranty Deed dated October 10, 1967, recorded October 25, 1967, in Book 4183, Page 825, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grady M. Alcorn, Trustee of the Grady M. Alcorn Revocable Trust established on September 16, 2010 and Mae P. Alcorn, Trustee of the Mae P. Alcorn Revocable Trust established on September 16, 2010, from Grady M. Alcorn and Mae P. Alcorn, by Quitclaim Deed dated September 16, 2010, recorded September 22, 2010, in Instrument No. 20100922-0075223, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrea Lisa Alcorn Trust, Andrea Lisa Alcorn, Trustee, from Grady Melvin Alcorn and Mae P. Alcorn, by Quitclaim Deed dated December 26, 2012, recorded December 27, 2012, in Instrument No. 20121227-0119469, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grady Melvin Alcorn and Mae P. Alcorn, from Andrea Lisa Alcorn Trust, Andrea Lisa Alcorn, Trustee, by Quitclaim Deed dated October 2, 2013, recorded October 24, 2013, in Instrument No. 20131024-0110723, in the Register's Office of Davidson County, Tennessee. The said Grady Melvin Alcorn died on November 26, 2013, leaving Mae P. Alcorn as surviving tenant by the entirety.

Being the same property conveyed to Andrea L. Alcorn, Successor Trustee of the Mae P. Alcorn Revocable Trust established on September 16, 2010, from Mae P. Alcorn individually (by and through her Attorney-in-Fact, Andrea L. Alcorn), and Andrea L. Alcorn, Successor Trustee of the Grady M. Alcorn Revocable Trust established on September 16, 2010, and the Mae P. Alcorn Revocable Trust established September 16, 2010, by Quitclaim Deed dated November 17, 2017, recorded November 21, 2017, in Instrument No. 20171121-0119429, in the Register's Office of Davidson County, Tennessee. Said conveyance was amended to conveyed subject property to Andrea L. Alcorn, Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010, from Mae P. Alcorn (by and through her Attorney-in-Fact, Andrea Lisa Alcorn), Andrea L. Alcorn, Successor Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010, and Andrea Lisa Alcorn, Trustee of the Andrea Lisa Alcorn Trust dated December 26, 2012, by Quitclaim Deed of Correction dated May 19, 2020, recorded May 26, 2020, in Instrument No. 20200526-0053732, in the Register's Office for Davidson County, Tennessee. The said Mae P. Alcorn having died September 13, 2020.

Being the same property conveyed to Alcorn Family Living Trust, dated June 16, 2022, Andrea Lisa Alcorn, Trustee, from Mae P. Alcorn Revocable Trust, dated September 16, 2010, Andrea L. Alcorn, Trustee, by Special Warranty Deed dated June 16, 2022, recorded August 2, 2022, in Instrument No. 20220802-0087734, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrea Lisa Alcorn, Trustee of the Alcorn Family Living Trust UAD June 16, 2022, by Quitclaim Deed dated February _____, 2023 from Andrea Lisa Alcorn, Successor Trustee of the Mae P. Alcorn Revocable Trust established September 16, 2010, Andrea Lisa Alcorn, Successor Trustee of the Grady Melvin Alcorn Revocable Trust established September 16, 2010, and Andrea Lisa Alcorn, Trustee of the Andrea Lisa Alcorn Trust established December 26, 2012, of record in Instrument No. ___202302140010714_____, Register's Office for Davidson County, Tennessee.

Grady M. Alcorn and Grady Melvin Alcorn being one and the same person.

Reference is hereby made for Certification of Trust for Alcorn Family Living Trust, recorded simultaneously herewith in Instrument No. _202302140010715_____, in the Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2330, Page 104, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5129 Regent Drive, Nashville, TN 37220**

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 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(s) this 9 day of **February, 2023.**

Andrea Lisa Alcorn

Andrea Lisa Alcorn, Trustee of the Alcorn Family Living Trust

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, a Notary Public of said County and State, **Andrea Lisa Alcorn, Trustee of the Alcorn Family Living Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas (city), Texas (state), this 9th day of **February, 2023.**

A Y Kl

Notary Public

ANDREW KALIK
Notary ID #128845017
My Commission Expires
January 9, 2024

My Commission Expires: 1/9/24

Certificate of Authenticity

I, Mackenzie Hudson, 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 February 13, 2023.

Affiant Signature

2/13/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of February, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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202302140010716