Karen Johnson Davidson County
Batch# 974241 DEEDWARR
02/24/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230224-0013398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-020089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William J. Decker, Jr. and Heather Decker	Canopy Mortgage	
(NAME)	(NAME)	
2804 Shauna Court	360 Technology Ct. Ste. 200	108-02-0-002
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES T. ALEXANDER, III AND TINA MARIE ALEXANDER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. DECKER, JR. AND HEATHER DECKER, 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. 29, on the Plan of Malvin Heights Subdivision, as shown on the plat of record in Plat Book 2330, Page 83, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rufus Eugene McKenzie Sr., and wife, Estell D. McKenzie by Warranty Deed from F. E. Stratton Jr., and wife, Bettie S. Stratton, dated 12/29/1958, of record in Book 2860, Page 347, Register's Office for Davidson County, Tennessee.

The said Estell D. McKenzie died on 06/13/1998, leaving the said Rufus Eugene McKenzie Sr. the sole surviving tenant by the entirety.

The said Rufus Eugene McKenzie Sr. died intestate on 08/03/1999, leaving the said Shirley E. King, Rufus E. McKenzie, Jr. and Loretta A. Alexander as his/her sole heirs at law.

Being the same property conveyed to Loretta A. Alexander by Quitclaim Deed from Shirley E. King and Rufus E. McKenzie, Jr., dated 08/31/1999, of record in Book 11643, Page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles T. Alexander, III, unmarried by Quitclaim Deed from Loretta A. Alexander, unmarried, dated 04/30/2001, of record in Instrument No. 20010503-0045511, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles T. Alexander, III and Charles T. Alexander, IV, as tenants in common with rights of survivorship by Quitclaim Deed from Charles T. Alexander, III and Morgan Sulcer, Trustee, dated 05/29/2012, of record in Instrument No. 20120604-0048096, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles T. Alexander, III, married by Quitclaim Deed from Charles T. Alexander, IV, dated 11/28/2022, of record in Instrument No. 20221128-0124864, Register's Office for Davidson County, Tennessee.

Tina Marie Alexander joins in this conveyance to transfer any marital interest she may have in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2804 Shauna Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 21st day of February, 2023

Charles T. Alexander, III

Tina Marie Alexander

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Charles T. Alexander, III and Tina Marie Alexander, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2023.

Notary Public

My Commission Expires: 11/5/2024

(SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 24, 2023 (date of document).

Affiant Signature

February 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023