WARRANTY DEED

Karen Johnson Davidson County
Batch# 981571 DEEDWARR
03/16/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230316-0019082

File No. EY-23-4033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expires 01-22-2024

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
Melinda Jane Stivers, Trustee of the Melinda Jane Stivers Revocable Living Trust dated April 8, 2020	New Owner	
(NAME)	(NAME)	186-04-0A-203.00-CO
721 Meadowcroft Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **Juan J. Alvarez, an unmarried man and Jesse Alvarez and Kimberly L. Alvarez, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melinda Jane Stivers, Trustee of the Melinda Jane Stivers Revocable Living Trust dated April 8, 2020,** 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:

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Revision, Final Plat, Burkitt Place, Phase 2E, Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, Cluster Lot Subdivision, of record in Plat at Instrument No. 20090902-0082756, a revision of Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juan J. Alvarez, an unmarried man and Jesse Alvarez and Kimberly L. Alvarez, married by Warranty Deed from Judy K. Gerwels, an unmarried woman of record in Instrument No. 20220419-0044635 Register's Office for Davidson County, Tennessee, dated April 07, 2022 and recorded on April 19, 2022.

This is property more commonly known as 721 Meadowcroft Lane, Nolensville, TN 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 15th day of March, 2023.

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Juan J. Alvarez

Jesse Alvarez by Juan J Alvarez attorney in fact
Jesse Alvarez by Juan J. Alvarez,
Attorney-In-Fact

Kimberly L Alvarez by Juan J Alvarez attorney in fact
Kimberly L. Alvarez by Juan J.
Alvarez, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of March, 2023, before me personally appeared Juan J Alvarez, 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 15th day of March, 2023.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Juan J. Alvarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Jesse Alvarez and Kimberly L. Alvarez and that this instrument was executed on behalf of the said Jesse Alvarez and Kimberly L. Alvarez for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

202303160019081

Witness my hand and official seal this 15th day of March, 2023.

Notary Public

My Commission Expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/15/23 (date of document).

Emma Howard

Affiant Signature

Date: 03/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

