WARRANTY DEED

Karen Johnson Davidson County
Batch# 988908 DEEDWARR
04/05/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,233.88
20230405-0024811

JM-P-23-1912B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $603,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allan Joel Mejia Portillo and Jose Lares, III	**NEW OWNER**	
(NAME)	(NAME)	**081-08-1D-002.00-CO**
1912 B 9th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN C. ALSBRO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLAN JOEL MEJIA PORTILLO AND JOSE LARES, III, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1912 B Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160630-0067224, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon a relating to the units, property, co-owners and tenants of Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit to said Declaration appearing in Instrument No. 20160630-0067224, and By-Laws appended thereto, are incorporated hereby reference and made a part thereof the same as through copied herein for a made completed identification and description of said unit.

Being the same property conveyed to Kevin C. Alsbro, unmarried by Warranty deed from Stone Financing, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190103-0000629 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 03, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 1912 9th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160630-0067224, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160630-0067224, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument Number 20160630-0067227, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1912 B 9th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 ~~27th~~ 22 (GB) DAY OF MARCH, 2023.

Kevin C. Alsbro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN C. ALSBRO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27th~~ 22 (GB) of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 3/22/2023.

Affiant Signature

4/4/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/4/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON