Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-2615

Karen Johnson Davidson County
Batch# 993220 DEEDWARR
04/18/2023 03 03 46 PM 2 pgs
Fees $13 00 Taxes $1,957 64
20230418-0028562

Prepared by ~~and return to~~

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,092 00

Affiant

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Subscribed and sworn to before me this 14th day of April, 2023

Notary Public
My Commission Expires

File No 2023-647

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hugh Charles Watanabe and Bernarda Guzman Carrion	New Owner	
2615 Alpine Park Avenue, Nashville, TN 37218		070-05-0C-001 00-CO

WARRANTY DEED

For and in 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, we

Nathan J. Richter and Lacy Emerson n/k/a Lacy Richter, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hugh Charles Watanabe, and Bernarda Guzman Carrion, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit

A certain condominium located in Davidson County, Tennessee, being Unit A of Alpine Park Blvd, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing Alpine Park Blvd of record in Instrument No 20191011-0104674 and Plan of Alpine Terrace of record in Plat Book 421, Pages 131 and Instrument No. 20190312-0022382 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of

other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Lacy Emerson by Warranty Deed from Greg Farricielli, a single man of record in Instrument No. 20200721-0079635 Register's Office for Davidson County, Tennessee, dated July 11, 2020 and recorded on July 21, 2020

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved property and the address of the herein described property is believed to be 2615 Alpine Park Avenue, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 hands this 14th day of April, 2023

Nathan J Richter

Lacy Emerson n/k/a Lacy Richter

Lacy Emerson n/k/a Lacy Richter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of April, 2023, before me personally appeared Nathan J Richter and Lacy Emerson n/k/a Lacy Richter, 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 14th day of April, 2023

Notary Signature
My commission expires 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY