# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Maurice Knecht | Xpert Homelending | 172 15 0A 144.00 |
| (NAME) | (NAME) | |
| 3904 Bryce Road | 1100 Satellite Blvd NW | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Suwanee, GA 30024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 1001591 DEEDWARR
05/10/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,968.40
20230510-0034837

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 considerations, the receipt of which is hereby acknowledged, I/we Jose Maria Alea and Teresa Dommer Alea, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Maurice Knecht, a single man, as sole ownership, hereinafter called the GRANTEE(S), his/her/their 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. 171, on the plan of Holt Woods, Section Nine, as shown on plat of record in Book 9700, Page 164, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Jose M. Alea, an unmarried man by Warranty Deed from Jason F. Aldrich and wife, Susan Z. Aldrich, dated 03/30/2001, of record in Instrument No. 20010427-0042607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose Maria Alea and Teresa Dommer Alea, husband and wife by Warranty Deed from Jose M. Alea, dated 11/01/2018, of record in Instrument No. 20181128-0115847, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3904 Bryce Road, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 8th day of May, 2023.

Jose Maria Alea

Teresa Dommer Alea by Jose Maria Alea as attorney in fact

Jose Maria Alea for Teresa Dommer Alea,
as Attorney-in-Fact

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 Jose Maria Alea individually and for Teresa Dommer Alea, as Attorney-in-Fact, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2023.

Notary Public:
My Commission Expires: 8/9/2027

John M. Wells
State of Tennessee Notary Public
Davidson County

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**216 Centerview Drive, Suite 360**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 May 10, 2023.

Affiant
Date: 5/10/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of May, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY