Karen Johnson Davidson County
Batch# 1019924 DEEDWARR
06/28/2023 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20230628-0049156

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Nicole Meadors	New Owner	071 12 0 067.00
(NAME) 1600 Jones Avenue	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alejandro Properties, LLC, a North Carolina Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Kelly Nicole Meadors** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1600 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds himself, and his successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 24 day of June, 2023.

GRANTOR:

Alejandro Properties, LLC, a North Carolina Limited Liability Company

By: _____
Fernando Puente, Manager

STATE OF N.C.)

COUNTY OF Brunswick

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Fernando Puente, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24 day of June, 2023.

_____
Notary Public

My Commission Expires: 10/25/26

EUGENE COX
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires Oct. 25, 2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Joywood a subdivision of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 50 feet on the Westerly side of Jones Avenue and runs back between parallel lines 148 feet to a deadline.

Being the same property conveyed to Alejandro Properties, LLC, a North Carolina limited liability company, by Tennessee Quitclaim Deed of Gift from Alejandro Puente, unmarried, and Fernando Rene Puente, married, and wife, Carol Y. Puente, of record in Instrument No. 20221229-0133469, in the Register's Office of Davidson County, Tennessee, dated November 16, 2022, and recorded on December 29, 2022.

Being the same property conveyed to Alejandro Puente, single man, and Fernando Rene Puente, by Warranty Deed from Paul Yeaton Herrmann and Jamie Michelle Grace, husband and wife, of record in Instrument No. 20200910-0103345, in the Register's Office of Davidson County, Tennessee, dated September 03, 2020, and recorded on September 10, 2020.

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 6.26.2023 (date of document).

Affiant Signature

6.26.2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/19/2025

