This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21181-22

Karen Johnson Davidson County
Batch# 1025796 DEEDWARR
07/13/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230713-0053681

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn before me this the 12th day of July, 2023.

Notary Public
My commission expires:

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nelson Alvarez Sosa 4330 Summercrest Blvd #1203 Antioch, TN 37013	Nelson Alvarez	164-10-0B 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIRIAM CAVNAR, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NELSON ALVAREZ SOSA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1203 of Summer Glen Town homes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as established by Declaration of Covenants Conditions and Restrictions for Summer Glen Town homes, a Town home Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, as amended and supplemental in Instrument No. 20181220-0123931, Instrument No. 20190807-0078437, Instrument No. 20190904-0089474, and Instrument No. 20200228-0022465, Register's Office for Davidson County, Tennessee, and shown on the site plan attached as Exhibit "A" to the Second Amendment of record in Instrument No. 20200228-0022465, said Register's Office, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration, as amended.

Being the same property conveyed to Miriam Cavnar, an unmarried woman, by deed dated 03/21/2019, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190322-0026069, Register's Office for said County.

Having since married but this has never been the marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4330 Summercrest Blvd #1203, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of July, 2023.

Miriam Cavnar

STATE OF AL

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Miriam Cavnar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2023.

My commission expires: 9/29/2026

Notary Public

NOTARY PUBLIC
MICHELE GARY-HUNT
ALABAMA, STATE AT LARGE
My Commission Expires September 29, 2026

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

I, Kirsten Virden, 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 7/10/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/10/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

