Karen Johnson Davidson County
Batch# 1026302 DEEDWARR
07/14/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230714-0054047

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-06-531
Parcel ID: 119 01 0N 002.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Simplified Holdings, LLC 2203 Fox Avenue Nashville, TN 37210	New Owner	Map/Parcel 119 01 0N 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Armando Alvarado, a married person** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Simplified Holdings, LLC, a Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2203 Fox Avenue, Nashville, TN 37210 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2, of Homes at 2201 and 2203 Fox Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2201 and 2203 Fox Avenue, a Horizontal Property Regime, of record in Instrument Number 20210709-0092756, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Armando Alvarado, married, by Warranty Deed from April Dawn Gentry, married, of record in Instrument No. 20201001-0113279, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020, and recorded on October 01, 2020.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of July, 2023.

Armando Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2023, before me personally appeared Armando Alvarado, 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 12th day of July, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 715,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of July, 2023.

Notary Public
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 7/12/23.

Affiant Signature – Joshua A. Terry

7/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/13/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON