Karen Johnson Davidson County
Batch# 1041903 DEEDWARR
08/23/2023 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20230823-0065965

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2023.

K. Renee Scott
Notary Public

MY COMMISSION EXPIRES: 11.22.2023
(AFFIX SEAL)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

BS-BP-23-3025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
German Alvarenga	New Owner	
(NAME)	(NAME)	**060-02-0-209.00**
3025 Carterwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BLUEBIRD PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERMAN ALVARENGA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 200 on the Plan of Section One, Parkwood Estates, of record in Plat Book 2900, Page 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 90 feet on the Southwesterly side of Carterwood Drive and runs back 160 feet on the Southeasterly line and 113.9 feet on the Northwesterly line, to a rear line measuring 78.5 feet thereon.

Being the same property conveyed to Beverly J. Howse by Warranty deed from Frank Donnell, Charles Donnell, Hershel Donnell, Gwendolyn Grimes, and Roger Everett Donnell, III, being all of the heirs-at-law of Anna Lee Donnell of record in Instrument No. 20070425-0049434 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 25, 2007.

The said Beverly J. Howse having died on or about February 4, 2021. See Affidavits of Heirship recorded on August 25, 2022 in Instrument Nos. 20220825-0095885 and 20220825-0095886, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bluebird Properties, LLC by Warranty Deed from Gerald W. Howse and Mario Wells and Terald Howse of record in Instrument No. 20220825-0095887 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 25, 2022.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 119 and 120, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, in the Register's Office for Davidson County, Tennessee
- Easement granted to Metro Government of Nashville and Davidson County of record in Book 9952, Page 351, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3025 Carterwood Drive, Nashville, Tennessee 37207**.

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), their heirs and 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), 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 hand(s) this the 16th DAY OF AUGUST, 2023.

Bluebird Properties, LLC

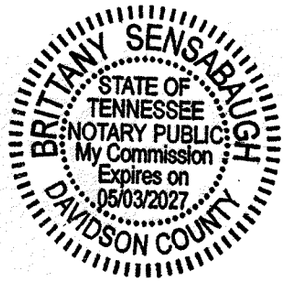
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLUEBIRD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/16/23 (date of document).

Jennifer Russell
Affiant Signature

8/23/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of August 2023.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

