Karen Johnson Davidson County
Batch# 1049370 DEEDWARR
09/13/2023 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20230913-0071809

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/21/2025 MAURY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $325,000.00 Halley Kay AFFIANT Subscribed and sworn to before me, this 8 day of September, 2023 NOTARY PUBLIC My Commission Expires: 05-21-2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Armando Alvarado 7052 North Lake Drive Brentwood, TN 37027	New Owner	162-10-0-126

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND NO CENTS ($325,000.00) paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 8th day of September, 2023, the undersigned, **Wendy R. Fike, Trustee of the Viola Reeves Memorial Trust dated 11/30/2022** and hereinafter called the Grantor, has bargained, sold, and by the presents does transfer and warrant to **Armando Alvarado, a married man,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County , and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Brookview Estates, Sections 2, of record in plan book 4460, pg. 163, Register's Office for said County.

Being the same property conveyed to Paul C, Reaves and wife, Eva Viola Reaves, by deed dated 02/01/1974 and recorded 02/06/1974, from Brent Valley Builders, Inc. of record in Book 4785, Page 992, and reference is hereby made to that Affidavit As To Heirs of record in Instrument Number 20230125-0005665, to Wendy R. Fike, Lisa C. Reaves, Olivia McCormack and George McCormack, dated 08/01/2010 and recorded 01/25/2023; Paul C. Reaves died 01/23/2009, leaving Eva Viola Reaves as surviving tenant by the entireties, and Eva Viola Reaves died 06/11/2022, and being further conveyed to Wendy R. Fike, Trustee of The Viola Reaves Memorial Trust dated 11/30/2022, by deed dated 10/15/2022 and recorded 01/23/2023 from George

McCormack, in Instrument Number 202301250005666, and being further conveyed to Wendy R. Fike, Trustee of The Viola Reaves Memorial Trust dated 11/30/2022, by deed dated 10/15/2022 and recorded 01/25/2023, from Olivia McCormack, of record in Instrument Number 20230125-0005667, and being further conveyed to Wendy R. Fike, Trustee of The Viola Reaves Memorial Trust dated 11/30/2022, by deed dated 11/30/2022 and recorded 01/25/2023, from Lisa C. Reaves, of record in Instrument Number 20230125-00056668, and being further conveyed to Wendy R. Fike, Trustee of The Viola Reaves Memorial Trust dated 11/30/2022, by deed dated 10/15/2022 and recorded 01/25/2023, from Wendy R. Fike, of record in Instrument Number 20230125-0005669, Register's Office of Davidson County, Tennessee.

This is improved property known as **564 Roxanne Drive, Antioch, TN 37013**

Further, 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 and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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.

Wendy R. Fike Trustee

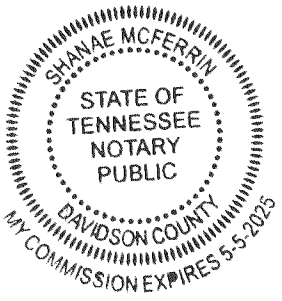
Wendy R. Fike, Trustee
of Viola Reaves Memorial Trust
dated 11/30/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Wendy R. Fike, Trustee of Viola Reaves Memorial Trust dated 11/30/2022,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of September, 2023

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025



Certificate of Authenticity

I, Holly Lacy, 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 September 8, 2023
Date

Holly Lacy
Affiant Signature

9/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of September 2023.

WD
Notary's Signature

My Commission Expires: 05-21-2025
Date

Notary's Seal (if on paper)

