WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067034 DEEDWARR
11/01/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20231101-0085411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Pedro Alvarez Soloman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF OCTOBER, 2023.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Alvarez Soloman	NEW OWNERS	
(NAME) 2913 STANWYCK DR.	(NAME) 2913 STANWYCK DR.	06007007300
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS) NASHVILLE, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kiwanis L Harris and Frederick T. Harris, married to each other** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro Alvarez Soloman, and Antonia E. Ruiz Rosales, Husband and Wife, and Valenin Alvarez Ajualip an unmarried man, as joint tenants with right of survivorship** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 61 on the Plan of Hillhurst Acres, Section Two, of record in Book 2331, Page 70,Register's Office for said County.

Said Lot No. 61 fronts 123 feet on the westerly side of Stanwyck Drive and runs back 296.9 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, measuring a total of 211 feet thereon.

Being the same property conveyed to Kiwanis L. Harris and Frederick T. Harris, by virtue of that certain Warranty Deed dated August 1, 2012, and being of record at Instrument No. 20120806-0069902 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2913 Stanwyck Dr. Nashville, TN 37207
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of October, 2023.

Kiwanis L Harris

Frederick T. Harris

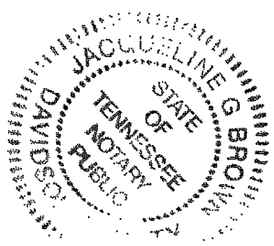
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kiwanis L Harris and Frederick T. Harris**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2023.

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 October 31, 2023.

Affiant Signature

10/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026