RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT231000160

Karen Johnson Davidson County
Batch# 1071157 DEEDWARR
11/13/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231113-0088489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this
9th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert Carrillo and Julieta Carrillo **4827 Shshone Drive** **Old Hickory, TN 37138**	**SAME**	**065-13-0-081.00**

FOR AND IN 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, WE,

Juan Manuel Alvarez and Carmen Regina Alvarez, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilbert Carrillo and Julieta Carrillo, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 486 on the plan of Sherwood Forest, Section Five, as shown of record in Book 4660, Page 190, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Juan Manuel Alvarez and Carmen Regina Alvarez, husband and wife, by Warranty Deed from Michael W. Davenport, married dated 2/12/2015 and recorded 2/18/2015 in Instrument No. 20150218-0014176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been paid the Grantor; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4827 Shshone Drive, Old Hickory, TN 37138**
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 our hands this 9th day of November, 2023.

Juan Manuel Alvarez by Eric Alvarez, Attorney in Fact

Juan Manuel Alvarez by Eric Alvarez,
Attorney in Fact

Carmen Regina Alvarez by Eric Alvarez, Attorney in Fact

Carmen Regina Alvarez by Eric Alvarez,
Attorney in Fact

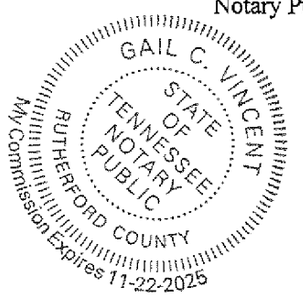
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of November, 2023, before me personally appeared Eric Alvarez to me known to be the person who executed the foregoing instrument in behalf of Juan Manuel Alvarez and Carmen Regina Alvarez as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Juan Manuel Alvarez and Carmen Regina Alvarez

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of November, 2023.

Commission Expires:_____

Gail C. Vincent
Notary Public



Certificate of Authenticity

I, Tonya Loftin, 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

11/9/2023
Date

Tonya Loftin
Affiant Signature

November 13, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)