WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081549 DEEDWARR
12/13/2023 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,563.25
20231213-0096188

File No. EY-23-4189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Jamicka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Alva Group IFS LLC	New Owner	
(NAME)	(NAME)	
2223 30th Avenue South	3777 Alcantara Dr.	104-14-0-065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Doral, FL 33178	
(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, I/we, **Rob R. Purdy, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Alva Group IFS LLC, a Florida limited liability company**, 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:

Land in Davidson County, Tennessee, being the Southerly 104 feet Front and 35 feet rear of Lot No. 50 on the Plan of Bransford Realty Co's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 50 fronts 104 feet on the Westerly side of 30th Avenue South and runs back 210 feet on the Northerly line and 200 feet on the Southerly line with the Northerly margin of a 28 foot court to an alley, measuring 35 feet thereon.

Included in the foregoing but expressly excluded therefrom is certain property conveyed from E.E Randolph and wife, Dorothy D. Randolph to the State of Tennessee, in fee simple as of record in the Register's Office for Davidson County, Tennessee, in Book 4780, Page 738, more particularly describes as follows:

Beginning at the point of intersection of the North boundary of this property and the East margin of an alley adjoining the Tennessee central Railroad, Said Point being along the said East margin South 27 degrees 32 minutes East 322.0 feet from the South margin of Westmoreland drive; thence along the said North boundary North 77 degrees 56 minutes East 107.1 feet to a point; thence South 24 degrees 40 minutes East 78.9 feet to a point; thence North 80 degrees 30 minutes Wets 125.2 feet to a point in the East margin; thence along the said east margin North 27 degrees 32 minutes West 31.0 feet to the point of beginning and containing 5,925 square feet.

Being the same property conveyed to Angus M. Purdy and Rob R. Purdy, as joint tenants with right of survivorship by Warranty deed from Brian M. Jones, a single person of record in Instrument No. 20060505-0052562 Register's Office for Davidson County, Tennessee, dated April 27, 2006 and recorded on May 05, 2006.

Being the same property conveyed to Rob R. Purdy by Quitclaim deed from Angus M. Purdy of record in Instrument No. 20190813-0080713 Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on August 13, 2019.

Anne K. Purdy joins in this conveyance to convey any interest she may have in the subject property as the spouse of Rob. R. Purdy.

This is property more commonly known as 2223 30th Avenue South, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7 day of December, 2023.

Rob R. Purdy

Anne K. Purdy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of December, 2023, before me personally appeared Rob R. Purdy and Anne K. Purdy, 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 7 day of December, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 7, 2023**.

Affiant Signature

December 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

13th day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires