Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1092755 DEEDWARR
01/23/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $14,985.00
20240123-0004027

39-B
File #23-1289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory D'Alba and Jennifer D'Alba, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Curtis Mathis, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5, Block C, on the Plan of 2nd Revision Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page 62, as revised by Amendment and Change of Minimum Building Setback Line of record in Book 5336, Page 842, 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 Lot No. 5 fronts 125 feet on the northerly side of Alton Road and runs back 163.54 feet on the easterly line and 164.23 feet on the westerly line to a dead line measuring 125 feet thereon.

Being the same property conveyed to 136 Alton, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Melinda P. Krupa, unmarried, of record in Instrument No. 20210617-0081804 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 17, 2021.

Being the same property conveyed to Gregory D'Alba and Jennifer D'Alba, husband and wife, by Warranty Deed from 136 ALTON, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20220517-0056428, Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 17, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 136 Alton Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jeffrey Curtis Mathis
136 Alton Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
Mortgage Bank of California
1141 Highland Ave #C
Manhattan Beach, CA 90266

TAX MAP-PARCEL #:
130-09-0-026.00

WITNESS THE EXECUTION HEREOF this 17th day of January, 2024.

Gregory D'Alba

Jennifer D'Alba

State of Tennessee)
County of Davidson)

On this 17th day of January, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gregory D'Alba and Jennifer D'Alba, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 4,050,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of January, 2024.

Notary Public

My Commission Expires: _____

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-17-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-19-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** January **,** 2024 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

