BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1098681
02/07/2024 09:25:16 AM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20240207-0008536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-28-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Alvarado	Armando Alvarado	
(NAME)	(NAME)	
7052 North Lake Drive	7052 North Lake Drive	148 13 0 173.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **TINA P. BENNETT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMANDO ALVARADO, A MARRIED MAN,** 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. 101 on the Map of Fairlane Park, of record in Plat Book 2331, page 108, Register's Office for said County, described as follows:

Beginning at a point in the West margin of Packard Drive at the corner of Lots 101 and 102; thence with a line between said lots, Westerly 131 feet to a point, a corner of Lot No. 100; thence with a line between Lots 101 and 100, Northerly 102 feet to the South margin of Gillette Road; thence with the margin of the same, Easterly 155.7 feet to the beginning of a curve; thence around a curve, Southeasterly 39.3 feet to the West margin of Packard Drive; thence with the margin of the same, Southwesterly 98 feet to the point of beginning.

Being the same property conveyed to Roy G. Bennett and wife, Marjorie Bennett, by Warranty Deed from Albert M. Cordell and wife, Suzann W. Cordell, of record in Book 4527, Page 511, in the Register's Office of Davidson County, Tennessee, dated November 25, 1969 and recorded on August 10, 1971. The said Marjorie Bennett died on June 01, 2006 leaving Roy G. Bennett as surviving tenant by the entirety. Roy G. Bennett died testate on February 17, 2011, Tina P. Bennett is the devisee under the Will of Roy G. Bennett probated under Docket No. 12P-922, recorded in the Seventh Circuit court for Davidson County, Tennessee at Nashville (Probate Division). Affidavit of Inheritance of Real Estate Recorded in Instrument No. 20130228-0020048, in Davidson County, Tennessee Register's office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 347 Gillette Rd, Nashville, TN 37211
(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 6th day of Feb., 2024

Tina P. Bennett

TINA P. BENNETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina P. Bennett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public