Karen Johnson Davidson County
Batch# 1102477 DEEDWARR
02/20/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240220-0011550

2024-1039-TN

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of February, 2024.

Notary Public
My Commission expires: 6-18-25
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Alvarado	Matthew Alvarado	050-10-0A-010-00
3522 Chesapeake Drive	3522 Chesapeake Drive	
Nashville, TN 37207	Nashville, TN 37207	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Alvarado, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 10, Lot No. 33, Horizontal Property Regime, as shown on the condominium site plan, Section One, Phase 1, Chesapeake Homes, of record in Plat Book 5800, Page 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wanda Williams by Warranty Deed from Erin Dias, Trustee of the 3522 Chesapeake Dr. Trust, recorded on 11/1/2023 in Instrument No. 20231101-0085431, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **3522 Chesapeake Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of February, 2024.

Wanda Williams

STATE OF TN
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

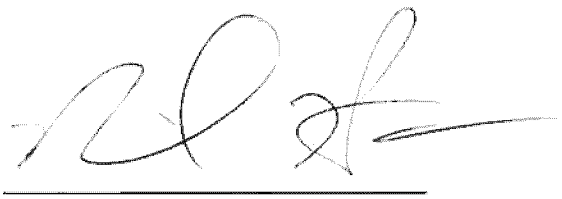
WITNESS my hand and Official Seal at our office this 20th day of February, 2024.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public My commission expires 8/3/26

Certificate of Authenticity

I, Nick Harris, 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 **February 20, 2024**.



Affiant Signature

2/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **February**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

