Karen Johnson Davidson County
Batch# 1104921 DEEDWARR
02/27/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,779.70
20240227-0013170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

W-CR-24-4872

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Francis Alvarino, II	NEW OWNER	
(NAME)	(NAME)	**065-05-0-008.00**
4872 Rainer Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX ANDREW NASH AND MEREDITH LYNN NASH, TRUSTEES OF THE BRODY LIVING TRUST, DATED DECEMBER 9, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY FRANCIS ALVARINO, II, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 394 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 394 fronts 85 feet on the Northerly side of Rainer Driver and runs back Northwardly between lines 145 feet on the Westerly side and 145 feet on the Easterly side to a line at the rear measuring 85 feet thereon.

Being the same property conveyed to Alex Andrew Nash and Meredith Lynn Nash, Trustees of The Trust in the Brody Living Trust, dated December 09, 2023 by Quit Claim Deed from Alex Andrew Nash, also known as Alex A. Nash and Meredith Lynn Nash, also known as Meredith L. Nash, as spouses married to each other of record in Instrument No. 20231214-0096517 Register's Office for Davidson County, Tennessee, dated December 09, 2023 and recorded on December 14, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years,
- All matters shown on the Plan of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4704, Page 448, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4872 Rainer Dr., Old Hickory, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th DAY OF FEBRUARY, 2024.

The Brody Living Trust, dated December 9, 2023

BY: _____ 2/26/24
Alex Andrew Nash
Trustee

BY: _____ 2/26/24
Meredith Lynn Nash
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX ANDREW NASH, TRUSTEE of THE BRODY LIVING TRUST, DATED DECEMBER 9, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH LYNN NASH, TRUSTEE of THE BRODY LIVING TRUST, DATED DECEMBER 9, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 26, 2024.

Affiant Signature

2/26/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of February, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY