WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107797 DEEDWARR
03/06/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240306-0015643

File #23-PA-0861-PK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
861 Forest Acres Drive Trust dated February 22, 2024	**New Owner**	
(NAME)	(NAME)	**146 14 0 024.00**
920 Tyne Blvd (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (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, **ALYSSA CERVANTES, AN UNMARRIED WOMAN, AND SEAN MCKINNIS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **861 FOREST ACRES DRIVE TRUST DATED FEBRUARY 22, 2024** 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. 2, of Resubdivision of Lots Nos 25 & 26 of Forest Acres Subdivision - Section Three, as shown on plat of record in Plat Book 2331, Page 19, and as corrected in Book 2450, Page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Alyssa Cervantes, an unmarried woman and Sean McKinnis, an unmarried man, tenants in common with right of survivorship, by Warranty Deed from Armelia Ann Puryear, unmarried, of record in Instrument No. 20230719-0055555, in the Register's Office of Davidson County, Tennessee, dated July 18, 2023 and recorded on July 19, 2023.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots Nos 25 & 26 of Forest Acres Subdivision - Section Three, as recorded in Plat Book 2331, Page(s) 19 and as corrected in Book 2450, Page 99.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Forest Acres Subdivision, Section Three, as recorded in Plat Book 1424, Page(s) 56 .

*Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 1540, Page 426.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7426, Page 282.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **861 Forest Acres Drive, Nashville, TN 37220**.

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 1st day of March, 2024.

Alyssa Cervantes

Sean McKinnis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Alyssa Cervantes, 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 1st day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Sean McKinnis, 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 1st day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 7 day of March, 2024.

Affiant Signature

Date 3/7/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

