WARRANTY DEED

Karen Johnson
Batch # 1126011
04/23/2024 10:00:06 AM
Fees: $13.00 Taxes: $1,809.30

20240423-0029049

Davidson County
DEEDWARR
2 pgs

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF Tennessee
COUNTY OF Davids M
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$489,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 22, 2024

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY :
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Palmer Alvarez and Renee Cacciapouti	New Owner	072140B00200
(NAME)	(NAME)	
1312 Chester Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-NINE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MEGAN TATTERSON, AND HUSBAND, CHAD BUTTREY, as Tenants in Common with the Right of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Palmer Alvarez, an unmarried man, and Renee Cacciapouti, an unmarried woman joint tenants with rights of survivorship 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 Unit B on the plan of 1312 Chester Avenue Townhomes, and of record in Instrument No. 201305210050949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to MEGAN TATTERSON, A SINGLE WOMAN, AND CHAD BUTTREY, A SINGLE MAN, as Tenants in Common with the Right of Survivorship (Megan Tatterson and Chad Buttrey now married to each other) by deed from JOHN BLACKWELL, of record in Instrument No. 20131204-0123450, dated 12/4/2013, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1312 Chester Ave, Nashville, TN 37206**
(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/our hand(s) this **22nd day of April, 2024.**

Chad Buttrey

Megan Tatterson

STATE OF Tennessee

COUNTY OF Davidson

On this 22nd day of April, 2024, before me personally appeared Chad Buttrey and Megan Tatterson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Chad Buttrey and Megan Tatterson.

Witness my hand at office on **22nd day of April, 2024.**

Notary Public. My Commission Expires: 4/26/26

