Karen Johnson Davidson County
Batch# 1148246 DEEDWARR
06/18/2024 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,832.89
20240618-0045465

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,376.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
4.19.2027
(AFFIX SEAL)

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH24-07884

Address of New Owner:	Send Tax Bills to:	Tax Information:
Porfirio Alfaro and Francisca Solis Montoya 3242 Burris Dr. Nolensville, TN 37135	Pinnacle 150 3rd Avenue South #1000 Nashville, TN 37201	172-8-58.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela E. Post and Jennifer E. Langford and Kellie Edens Hartman, heirs at law of Treva Delores Edens, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Porfirio Alfaro and Francisca Solis, husband and wife,** hereinafter called the Grantees, their successors 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. 25 on the Plan of Forest Acres Estates, Section 2 of record in Plat Book 4175, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles D Edens and wife, Treva M Edens by Warranty deed from Sandy A Steiner and wife, Joyce A Steiner of record in Instrument 20010601-0057015, Register's Office for Davidson County, Tennessee, dated 5/25/2001 and recorded on 6/1/2001. Treva Delores Edens is one in the same as Treva M Edens.The said Charles D. Edens having since died 2/11/2023 leaving Treva M Edens as the surviving tenant by the entirety. The said Treva M Edens having since died 4/5/2023. Davidson County Tennessee, Probate Division docket No 23P1488.

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

This property is improved property known as: 427 Kinhawk Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 10th day of June, 2024.

Angela E Post, in her capacity as Administratrix of the Estate of Treva Delores Edens, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate

Angela E. Post, Individually

Angela E Post, Administratrix

Jennifer E. Langford

Kellie Edens Hartman

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angela E. Post, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 10 day of June, 2024.

Notary Public

My Commission Expires: 1-19-2025

ROBYN DURRAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angela E. Post, Administratrix of the Estate of Treva Delores Edens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 10 day of June, 2024.

Notary Public

My Commission Expires: 1-19-2025

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer E. Langford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 10 day of June, 2024.

Notary Public

My Commission Expires: 1-19-2025

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kellie Edens Hartman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 10 day of June, 2024.

Notary Public

My Commission Expires: 1-19-2025

CERTIFICATE OF AUTHENTICITY

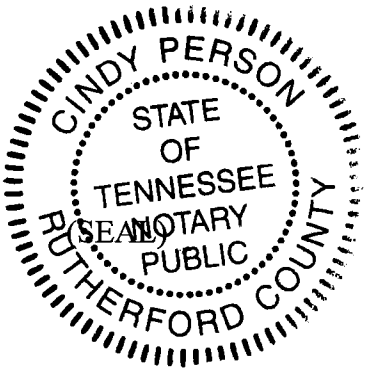
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-10-2024.

Affiant Signature

6-17-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17 day of June, 2024.



Notary Public

My Commission Expires: 4-19-2027

900