This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $245,000.00.

Jasmine C Dowell
Affiant

Subscribed and sworn before me this the 27th day of September, 2024.

Jacqueline G Brown
Notary Public
My commission expires: 11-3-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1187724 DEEDWARR
09/30/2024 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20240930-0075557

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Darien Alexander and Jasmine Dowell 3536 Seneca Forest Dr. Nashville, TN 37217	New Owners	136-10-0B 047.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEXIS N. MCCARTY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASMINE C. DOWELL, A SINGLE PERSON, AND DARIEN ALEXANDER, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot 39, Unit 39, located upon Lot 39, Condominium Site Plan, lots being a revision of Lots 21-32, 39 and 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, amending Plat Book 5200, Page 626, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alexis N. McCarty, a single woman, by deed dated 12/10/2020, from Jacob D. Kinney and Lacey Kinney, husband and wife, of record in Instrument No. 20201216-0148679, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3536 Seneca Forest Dr., Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 27th day of September, 2024.

Alexis N. McCarty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexis N. McCarty, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 September 27, 2024.

Affiant Signature

9/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of September, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026