This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23443-DJ

Karen Johnson Davidson County
Batch# 1206440 DEEDWARR
11/19/2024 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20241119-0089444

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Alvarez 2925 Teakwood DR Nashville, TN 37214	Interfinc Mortgage 1133 Ocean Ave Lakewood, NJ 08701	096-10-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Al L. Gregory and Matthew Tobias Sturgill-Gregory, a married couple,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Alvarez,** unMarried, hereinafter called the Grantee(s), his 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 all Lot No. 118, Section No. II, Cloverhill, according to survey and plat of same appearing of record in Book 2133, page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Al L. Gregory and Matthew Tobias Sturgill-Gregory, a married couple by Warranty Deed from Greenwood BAM LLC, a Tennessee limited liability company, dated September 29, 2022, recorded October 3, 2022, of record in Instrument No. 20221003-0109057, Register's Office for Davidson County, Tennessee.

This is [X] improved or [ ] unimproved property located at: **2925 Teakwood Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2024.

GRANTOR:

Al L. Gregory

STATE OF TENNESSEE
COUNTY OF Baltimore City of Maryland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Al L. Gregory, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of November, 2024.

Notary Public
My Commission expires: 04-18-2028

GRANTOR:

MARQUIS D HARRIS
Notary Public - State of Maryland
Baltimore City
My Commission Expires Sep 18, 2028

Matthew Tobias Sturgill-Gregory

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Tobias Sturgill-Gregory, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of November, 2024.

Notary Public
My Commission expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2024.

GRANTOR:

_____
Al L. Gregory

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Al L. Gregory, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of November, 2024.

_____
Notary Public
My Commission expires: _____

GRANTOR:

Matthew Tobias Sturgill-Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Tobias Sturgill-Gregory, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 day of November, 2024.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202411190089444

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 11/04/2024.

Affiant Signature — Date: 11/15/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11/15/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY