WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207487 DEEDWARR
11/21/2024 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20241121-0090903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/24/28

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Alexandroni and Theresa Alexandroni		Map: 08101008400
(NAME) 2953 River Court	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($580,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANCES MAYBERRY, UNMARRIED,

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

KEVIN ALEXANDRONI AND THERESA ALEXANDRONI, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 3 on the Plan of Northside Addition, Section 2, as of record in Book 2330, page 121, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of River Court at the northeast corner of Lot No. 4 of said plan; thence with the line between said Lot Nos. 3 and 4; thence north 41' west 168 feet to a concrete monument, thence north 57 deg. 40' east 58.5 feet to a concrete monument on the southerly margin of River Drive; thence with same eastwardly 65.9 feet to a concrete monument at the beginning of a curve

having a radius of 25 feet; thence around said curve in a southeasterly direction 32.6 feet to a concrete monument in the westerly margin of said River Court; thence with same south eastwardly 157.2 feet to the beginning.

Being the same property conveyed to Frances Mayberry and Lessly Mayberry, wife & husband, by deed from Billie W. White, unmarried, of record in Instrument No. 20110127-0007499, dated January 25, 2011, Register's Office for said County. The said Lessly Mayberry died on February 10, 2023, and title vested in Frances Mayberry as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 121, said Register's Office.

The signature of Frances Mayberry is signed by her duly appointed Attorneys-in-Fact, Kincaid Carter, Leslie Mayberry, and Shari Mayberry, pursuant to the Power of Attorney of record in Instrument No. 202411210090902, said Register's Office.

The said Frances Mayberry and Frances E. Mayberry being one and the same person.

unimproved ☐
This is improved ☒ property, known as 2953 River Court, Nashville, TN 37218
(House No.) (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 our hands this 20th day of November, 2024.

Frances Mayberry by
Kincaid Carter - Attorney in fact
Frances Mayberry,
By: Kincaid Carter, as Attorney-in-Fact

Frances Mayberry By
Leslie Mayberry - attorney in fact
Frances Mayberry,
By: Leslie Mayberry, as Attorney-in-Fact

Frances Mayberry by Shari Mayberry - Attorney-in-fact
Frances Mayberry,
By: Shari Mayberry, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kincaid Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Frances Mayberry, as her Attorney-in-Fact, as the free act and deed of the within named Frances Mayberry.

Witness my hand and official seal this 20th day of November, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Leslie Mayberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Frances Mayberry, as her Attorney-in-Fact, as the free act and deed of the within named Frances Mayberry.

Witness my hand and official seal this 20th day of November, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Shari Mayberry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Frances Mayberry, as her Attorney-in-Fact, as the free act and deed of the within named Frances Mayberry.

Witness my hand and official seal this 20th day of November, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Burnette, 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 November 20, 2024.

(AFFIANT) – Karen Burnette

11/20/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of November, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY