This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1244276 DEEDWARR
03/07/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250307-0017322

State of CO }
County of Denver

The actual consideration or value, whichever is greater for this transfer is: $250,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5 Day of March 2025

Sandra Brawley
Notary Public

My Commission expires 8 / 18 / 2027

Sandra Brawley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114052182
MY COMMISSION EXPIRES 8-18-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Anniel Alvarez and Claudia Blanco
744 Idlewild Drive
Madison, TN 37115

SEND TAX BILLS TO:
Anniel Alvarez and Claudia Blanco
744 Idlewild Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: 05201030000

WARRANTY DEED
25NT00092

Effective the 5 Day of March 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Heaven Lindberg, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Anniel Alvarez and Claudia Blanco, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Block L on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, 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 Heaven Lindberg, an unmarried woman from Sean Campbell, unmarried, by Warranty Deed dated 03/12/2021 and recorded 04/12/2021 in Instrument No. 20210412-0048532, Register's Office of said County.

This is an improved property commonly known as: 744 Idlewild Dr, Madison, TN 37115-4745

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 5 day of March 2025

Heaven Lindberg

State of CO
County of Denver

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Heaven Lindberg,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Sandra Brawley
Notary Public
My Commission expires: 8/18/2027

Sandra Brawley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114052182
MY COMMISSION EXPIRES 8-18-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 6, 2025.

J. Carlton Drumwright

March 6, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 6, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY