Name and Address of New Owner:
Eduardo Martinez Alvarez
402 McDonald Drive
Nashville, TN 37217

Send Tax Bills To:
All Western Mortgage, Inc.
8345 W. Sunset Road, Ste. 380
Las Vegas, NV 89113

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1246067 DEEDWARR
03/14/2025 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250314-0018680

Map & Parcel No: **120-05-0-147**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Randall Keith Ingram, Administrator of The Estate of Alice M. Ingram**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Eduardo Martinez Alvarez, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 427, on the plan of Glengarry Park, Section IV, of record in Book 2900, Page 72, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 80 feet on the southeasterly side of McDonald Drive and runs back 211 feet on the northeasterly line and 210.6 feet on the southwesterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Gerald W. Ingram and wife, Alice M. Ingram by Warranty Deed from Joseph C. McEachron and wife, Debbie c. McEachron dated July 2, 1984 and recorded July 6, 1984 in Book 6332, Page 732, Register's Office of Davidson County, Tennessee.

Gerald W. Ingram died on September 6, 2021, leaving Alice M. Ingram as the fee simple owner of the subject property.

Alice M. Ingram died intestate on March 28, 2023. An Administration of the Eatate of Alice M. Ingram was opened on May 10, 2023 under Docket No. 23P814 in the Circuit Court of Davidsdon County, Tennessee, Probate Division. An Order Approving Family Settlement Agreement and Directibg the Decedent;s Real Property to be administered as part of the Estate was entered on February 9, 224, making the subject property "subject to the control of the personal representative, divested from the heirs-at-law, and sold, the final purchase and sale agreement being subject to further court approval." An Order Approvilg Purchase and Sale Agreement was entered on January 28, 2025. Randall Keith Ingram, Administrator, has the power to sell the subject property.

Being improved property known as **402 McDonald Drive, Nashville, TN 37217**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 5 day of March, 2025.

The Estate of Alice M. Ingram

By:_____(SEAL)
Randall Keith Ingram, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randall Keith Ingram, Administrator of The Estate of Alice M. Ingram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and seal this 5 day of March, 2025.

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5 day of March, 2025.

_____
Notary Public
My commission expires: 12 27 28
File No. GNT-25-3820

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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 5, 2025

Affiant Signature

Date: 3-12-25

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12 day of March 2025

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY