WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257714 DEEDWARR
04/11/2025 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250411-0026974

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $285,000.00

Valun Santos
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 31st DAY OF March, 2025.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Matthew Wood	Alcova Mortgage, LLC	092-10-0-078.00
(NAME)	(NAME)	
529 31st Avenue N.	308 Market St. SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Roanoke, VA 24011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Felipe Garcia and Ana L. Garcia, a married couple, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Matthew Wood, an unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

The Following described real estate, situated in Davidson County, Tennessee, to-wit:

Being the East part of Lot No. 46 and the East part of the Northerly 13 feet of Lot No. 44 on the Plan of Charlotte Heights, as of record in Plat Book 57, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francisco Rodriguez-Quiles and wife, Iris Santa-Biez by Warranty Deed from Carl R. Johnson of record in Instrument No. 20071023-0125283 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 23, 2007.

Being the same property conveyed to Francisco Rodiguez-Quiles and Iris I. Santa-Baez, a married couple, and Felipe Garcia and Ana L. Garcia, a married Couple by Tennessee Quit Claim Deed from Francisco Rodriguez-Quiles and Iris I. Santa-Baez, a married

couple of record in Instrument No. 20180116-0004439 Register's Office for Davidson County, Tennessee, dated January 06, 2018 and recorded on January 16, 2018.

Being the same property conveyed to Felipe Garcia and Ana L. Garcia, a married couple by Quitclaim Deed from Francisco Roriguez-Quiles and Iris I. Santa-Baez, a married couple, and Felipe Garcia and Ana L. Garcia, a married Couple of record in Instrument No. 20181009-0099974 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 09, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 529 31st Avenue North, Nashville, TN 37209

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31 day of March, 2025.

F. G.
Felipe Garcia

Ana L. Garcia

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of March, 2025, before me personally appeared Felipe Garcia and Ana L. Garcia, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2025.

Gena R Capps
Notary Signature
My commission expires: 08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 31. 2025.

Affiant Signature

9th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

