Karen Johnson Davidson County
Batch# 1263242 DEEDWARR
04/22/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250422-0030917

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Y-C-25-4409

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha L. Serley	New Owner	
(NAME)	(NAME)	**050-07-0A-139.00-CO**
4409 Skyridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRISTINA ALAMO, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA L. SERLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 139 on the Plan of Final Plat Skyridge (formerly Mulberry Downs PUD No. 88P-056G0) Subdivision Phase 3 of record in Plat at Instrument No. 20230303-0015355, 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 Cristina Alamo and Scott Alamo, wife and husband by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20231114-0088602 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 14, 2023.

Being the same property conveyed to Cristina Alamo by Quitclaim Deed from Scott Alamo of record in Instrument No. 20240226-0012814 Register's Office for Davidson County, Tennessee, dated January 27, 2024 and recorded on February 26, 2024.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20230303-0015355 and Plat Book 6900, page 940, Register's Office of Davidson County, Tennessee.
• Declaration of Restrictive Covenants for Skyridge of record in Instrument Number 20210914-0123153, Amended and Restated in Instrument No. 20211222-0168892 and Amendment to Amended and Restated Declaration in Instrument No. 20220404-0038936, Second Amended and Restated Declaration in Instrument No. 20220419-0045110, Amendment to Second Amended and Restated Declaration in Instrument No. 20220509-0052784, Supplementary Declaration (Annexing Phase 3) in Instrument No. 20230315-0018671, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to Skyridge Homeowner's Association, Inc. of record in Instrument Number 20211012-0136935 and Instrument No. 20230403-0023770, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20070320-0033655, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 649, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8059, Page 371, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20150908-0091194, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210225-0023451, in the Register's Office for Davidson County, Tennessee.

- Right of Way for ingress and egress set out in Warranty Deed of record in Book 6334, Page 917, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Tennessee Natural Gas Lines, inc. of record in Book 1939, Page 629, in the Register's Office for Davidson County, Tennessee.
- A 60 foot easement for a proposed road set out in Special Warranty Deed of record in Book 6799, Page 299, Book 9492, page 865 and Book 6081, page 368, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4409 Skyridge Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF APRIL, 2025.

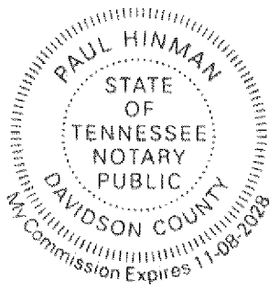
Cristina Alamo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRISTINA ALAMO, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Ryan Lux, 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 **April 22, 2025**.

Date

Affiant Signature

April 22, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029