Karen Johnson Davidson County
Batch# 1281718 DEEDWARR
06/05/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20250605-0044293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/25/26

(AFFIX SEAL)

ED HUNSBERGER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Y-ORE-25-4167

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)
Dixon A. Alvarado Corea	New Owner	
(NAME)	(NAME)	**021-00-0-154.00**
4167 Knipfer Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **HARLEY ROSE ELLINGTON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIXON A. ALVARADO COREA, UNMARRIED,** 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. 2 on the Plan of Survey for Carl Tinsley No. 2 of record in Plat Book 6050, Page 285, 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 Harley Rose Ellington, a single woman by Warranty Deed from Jimmy Tinsley, Carline Moore and Ricky Tinsley, Heirs at Law of The Estate of Louise G. Tinsley of record in Instrument No. 20230303-0015241 Register's Office for Davidson County, Tennessee, dated March 02, 2023 and recorded on March 03, 2023.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 285, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4167 Knipfer Rd., Joelton, Tennessee 37080**.

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 27th DAY OF MAY, 2025.

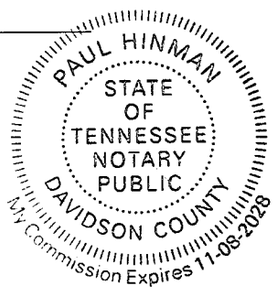
Harley Rose Ellington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARLEY ROSE ELLINGTON, 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 27th of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-27-25 (date of document).

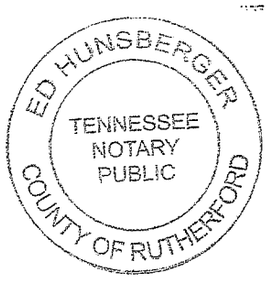
Affiant Signature

6/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5TH of JUNE, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26