WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284922 DEEDWARR
06/16/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250616-0047054

File No. CR-25-10048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HARDWICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martelle Leverich, Trustee of Martelle Leverich Revocable Trust dated June 2, 2025	**Same as New Owner**	
(NAME)	(NAME)	
1421 McAlpine Avenue		072-04-0-316.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brian Alpizar and Anna Alpizar, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martelle Leverich, Trustee of Martelle Leverich Revocable Trust dated June 2, 2025**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 22 in Block "C" on the Plan of Map of Country Club Estates of record in Plat Book 843, Page 95, 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 Brian Alpizar and Anna Alpizar, husband and wife by Warranty Deed from Carol H. Anderson of record in Instrument No. 20150130-0009109 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on January 30, 2015.

This is property more commonly known as 1421 McAlpine Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, 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 GRANTEES, 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 this 12th day of June, 2025.

Brian Alpizar

Anna Alpizar

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

On this 12th day of June, 2025, before me personally appeared Brian Alpizar and Anna Alpizar, 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 12th day of June, 2025.

Notary Signature
My commission expires: 4/7/2029

ALBERT COLEMAN III
NOTARY
My Comm. Exp.
4/7/2029
PUBLIC
GUILFORD COUNTY, NC

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D Hardwick, 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 **June 12, 2025**.

Date

D Hardwick

Affiant Signature

June 16, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

