20241555R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 2025. Notary Public My commission expires: 5/30/29

Karen Johnson Davidson County
Batch# 1291750 DEEDWARR
06/30/2025 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20250630-0051355

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jesus Alvaro Alvarado Mora and Yaned Lorenzo Alvarado	**United Home Loans, Inc**	**162-16-0-085.00**
507 Bell Trace Court	**1023 Burlington Ave**	
Antioch, TN 37013	**Western Springs, IL 60558**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Humberto Alvarado Mora, a married man*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesus Alvaro Alvarado Mora and Yaned Lorenzo Alvarado, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 62-B on the Plan of Lots 49 through 56 and 58 through 66 - Zone Lot Division Hickory Park Villas, Section 2 of record in Plat Book 6250, Page 615, 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 Susann M. Johnson, unmarried and Leta C. Johnson, unmarried, as Joint Tenants with the Right of Survivorship by Warranty Deed from David W. Bradley, Married of record in Book 11453, page 160, Register's Office for Davidson County, Tennessee, dated April 22, 1999 and recorded on April 29, 1999.

Being the same property conveyed to Susann M. Johnson, unmarried by Quitclaim Deed from Leta C. Johnson, unmarried of record in Instrument No. 20070402-0039342 Register's Office for Davidson County, Tennessee, dated March 27, 2007 and recorded on April 2, 2007.

Being the same property conveyed to Humberto Alvarado Mora by Quitclaim Deed from Heather Janel Comer, Administrator C.T.A of the Estate of Martha Susann Johnson of record in Instrument No. 20240325-0020482 Register's Office for Davidson County, Tennessee, dated March 20, 2024 and recorded on March 25, 2024.

The Last Will and Testament of Martha Susann Johnson, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 23P-1390 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office.

Being the same property conveyed to Humberto Alvarado Mora by Quitclaim Deed from Heather Janel Comer of record in Instrument No. 20240326-0020931 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on March 26, 2024.

*Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (_____) property known as 507 Bell Trace Court, Antioch, TN 37013.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 27th day of June, 2025:

Humberto Alvarado Mora

A. Alvarado

Alexa Mercedies Alvarado**

** Alexa Mercedies Alvarado, spouse of Humberto Alvarado Mora, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Humberto Alvarado Mora and Alexa Mercedies Alvarado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of June, 2025.

My Commission Expires: 5/30/29

Notary Public



Certificate of Authenticity

I, Ryan Rafoth, 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 27, 2025.

Date

Affiant Signature

6/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of June, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY