Karen Johnson Davidson County
Batch# 1295487 DEEDWARR
07/09/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250709-0054055

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 385,000.00.

Affiant

Subscribed and Sworn before me this 9th day of July , 2025.

Notary Public
My commission expires: 3/23/29

ANGELA LYLES NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Roman Alvarez Jimenez 2904 Wingate Avenue, Nashville, TN 37211	New Owner	119-14-0-167

WARRANTY DEED

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, **Genevieve Marr, married (nka Genevieve Marr Meece)** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roman Alvarez Jimenez, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Map of Tuggle Heights Subdivision, as of record in Book 1130, Page 90, Register's Office for said county.
SAID Lot No. 24 fronts 60 feet on the east side of Wingate Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Henry Lee Marr and wife, Genevieve Marr by Deed from Larry Hugh Dillon and wife, Renee C. Dillon, dated July 11, 1978 and recorded on July 18, 1978 of Record in Book 5312, Page 632, Register's Office of Davidson County, Tennessee.

The said Henry Lee Marr died on June 16, 2016, leaving Genevieve Marr, the owner in fee simple as the surviving tenant by the entirety. Grantor warrants that Henry Lee Marr and Genevieve Marr were married at the time they acquired title to the above-described property, and were continuously married until the death of Henry Lee Marr.

Subject property was previously held as marital residence of Henry Lee Marr and wife, Genevieve Marr. Henry Lee Marr, having since died. Genevieve Marr has since remarried, but she affirms that neither she nor her husband have resided in the property as marital residence.

Genevieve Marr is now known as Genevieve Marr Meece.

This is [X] improved [ ] unimproved property known as 2904 Wingate Avenue, Nashville, TN 37211.

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 effective as of the 9 day of July, 2025.

Genevieve Marr Meece

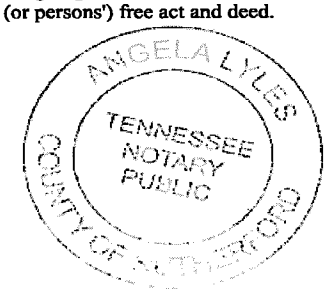
Genevieve Marr Meece

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9th day of July, 2025, before me personally appeared Genevieve Marr Meece, 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 9th day of July, 2025.

Notary Signature
My commission expires: 3/23/26



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 07/07/2025 (date of document).

Affiant Signature

07/09/2025

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD