2025-1654-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301967 DEEDWARR
07/25/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250725-0058760

SEAN FLAHART
Notary ID #131516000
My Commission Expires
April 4, 2026

SF

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$415,000.00**

Affiant

Subscribed and sworn to before me this 23 day of July, 2025

Notary Public
My Commission expires: 4-4-26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joy E. Pierson	New Owner	108-07-0C-001-00
3100 East Lake Dr.		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alvaro Alejandro Cortes Melo, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joy E. Pierson, an umarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A 3100 Sean Townhomes, as shown on Declaration Establishing a Horizontal Property Regime of record in Instrument No. 20150803- 0076748, amended at Instrument No. 20150804-0077353, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alvaro Alejandro Cortes Melo, an unmarried man by Warranty deed from Keley D. Malone, unmarried woman, dated 05/18/2021 and filed of record in Instrument No. 202108230113401 , in the Register's Office for Davidson, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **Subject to the Easement, recorded in Book 10358, Page 141 in the official records of the Davidson County Register of Deeds.**
3. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20150804-0077353 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20240830-0066807 in the official records of the Davidson County Register of Deeds.**
5. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20150803-0076748 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **3100 East Lake Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 23 day of July, 2025.

Alvaro Alejandro Cortes Melo

STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alvaro Alejandro Cortes Melo,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 23rd day of July, 2025.

Notary Public
My commission expires 4/4/2026

SEAN FLAHART
Notary ID #131516000
My Commission Expires
April 4, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 7-23-25 (date of document).

Date: 7-24-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 24th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026