Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

# WARRANTY DEED

Karen Johnson
Batch # 1304370
08/01/2025 10 07 47 AM
Fees $18 00 Taxes $1,165 50

Davidson County
DEEDWARR
3 pgs

20250801-0061024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/31/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 4291-25NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Ronald Leroy Carr and Kyra Janel Carr, Trustees of the Alloy-313 RE Trust** | **Ronald Leroy Carr and Kyra Janel Carr, Trustees of the Alloy-313 RE Trust** | 105-12-0B-053 00-CO |
| 400 Herron Drive | 3025 Westerly Dr | |
| Nashville, TN 37210 | Franklin, TN 37067 | |

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,

**Betty De Varona, a married woman, and Sebastian De Varona, an unmarried man**

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

**Ronald Leroy Carr and Kyra Janel Carr, Trustees of the Alloy-313 RE Trust**

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 313 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No 20161123-0123972, amended in Instrument Nos 20170616-0060696, 20180530-0051643 and 20181012-0101119, Register's Office for said County, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Elena Dibble by Warranty Deed from Ying Liu, unmarried of record in Instrument No 20220408-0040859 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on April 08, 2022

Being the same property conveyed to Sebastian J De Varona, an unmarried man and Betty De Varona, a married woman, as tenants in common with rights of survivorship by Warranty Deed from Elena Dibble, a married woman of record in Instrument No 20241017-0080674 Register's Office for Davidson County, Tennessee, dated October 15, 2024 and recorded on October 17, 2024

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

The execution of this instrument is affected by the signature of Sebastian De Varona as Attorney-in-Fact for Betty De Varona, which Power of Attorney is recorded in Instrument Number 20250801-0061023 said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 400 Herron Drive 313 Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 31, 2025

Betty De Varona attorney in fact

Betty De Varona by Sebastian De Varona, her Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sebastian De Varona, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Betty De Varona for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Betty De Varona and is authorized by Betty De Varona to execute this instrument on his/her behalf.

Witness my hand and official seal, this July 31, 2025.

Notary Public

My Commission Expires 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand on July 31, 2025

Sebastian De Varona

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Sebastian De Varona, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this July 31, 2025

Notary Public

My Commission Expires 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File #: 4291-25NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**