This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1306329
08/06/2025 09 21 48 AM
Fees $13 00 Taxes $1,476 30

Davidson County
DEEDWARR
2 pgs

20250806-0062347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $399,000 00

Affiant

Subscribed and sworn before me this the 29th day of July, 2025

Notary Public
My commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 20??

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Tamara Laurel McGuckin 302 Alice Ave Nashville, TN 37211	New owner	147-07-4F 001 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA ADRIANA ARREDONDO LOPEZ, MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TAMARA LAUREL MCGUCKIN, UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit A, 302 Alice Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 302 Alice Townhomes, of record in Instrument No 20241120-0090575, as corrected by Scrivener's Affidavit in Instrument No 20250728-0059506, and amended in Instrument No 20250730-0060168, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of 302 Alice Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No 20241120-0090575, as corrected by Scrivener's Affidavit in Instrument No 20250728-0059506, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit

Being part of the same property conveyed to Maria Adriana Arredondo Lopez, unmarried, by Warranty Deed from Aubrey S Pratt and wife, Frances E Pratt a/k/a Francis E Pratt, dated 04/01/2016 and recorded 04/04/2016 in Instrument No 20160404-0032081, Register's Office for Davidson County, Tennessee

Property is not primary residence of the Grantor

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 302 Alice Ave, Nashville, TN 37211

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 29th day of July, 2025

Maria Adriana Arredondo Lopez
Maria Adriana Arredondo Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Adriana Arredondo Lopez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 29th day of July, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY