Karen Johnson Davidson County
Batch# 1306923 DEEDWARR
08/08/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20250808-0063127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires: 6/20/28

MICHELLE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

2025-07-3132

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Manuel Alvarado and Blanca Alvarado 103 Arta Dr Madison, TN 37115	OWNER	Map/Parcel 042-11-0-016.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. Vivian Denton, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Manuel Alvarado and Alexandra Gordon Alvarado, husband and wife and Blanca Alvarado, a single woman, as tenants in common**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Three, Morning View Subdivision, as of record in Book 2083, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond E. Denton and wife, L. Vivian Denton by Warranty Deed from W. E. Coolidge and Wife, Carolyn G. Coolidge of record in Book 5145, page 127, Register's Office for Davidson County, Tennessee, dated May 06, 1977 and recorded on May 09, 1977.

The said Raymond E. Denton died on or about December 27, 2016, leaving L. Vivian Denton the surviving tenant by the entirety.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 505 North Marthona Road, Nashville, TN 37115.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 4 day August, 2025.

L. Vivian Denton

L. Vivian Denton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4TH day of August, 2025, before me personally appeared L. Vivian Denton, 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 4TH day of August, 2025.

Angie Seriana

Notary Signature
My commission expires: October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 8/5/25.

Date

Affiant Signature

8/8/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of August, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Seal (if on paper)