Karen Johnson Davidson County
Batch# 1317642 DEEDWARR
09/02/2025 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20250902-0070094

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 08/01/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Edvin Beltran and Mirian Orellana	SEND TAX BILLS TO: LOANDEPOT.COM, LLC	MAP-PARCEL NUMBERS
(NAME) 1541 Emerald Bay Blvd	(NAME) 6561 Irvine Center Drive	049120A01500CO
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Monika Pugh, unmarried, Kierna Cymone Mason, unmarried, and Pamela Joyner Pugh, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edvin Beltran Alvarenga, unmarried man, and Mirian Orellana, unmarried woman** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 15 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for more complete description.

Being the same property conveyed to Monika J. Pugh, Kierna Cymone Mason and Pamela Joyner Pugh, as tenants in common, by virtue of that certain Quit Claim Deed dated April 17, 2024, and being of record at Instrument No. 20240422-0028471 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Monika J. Pugh by virtue of Quit Claim Deed dated April 11, 2023 at Instrument No. 20230417-0027973 in the said Register's Office.

Being the same property previously conveyed to Monika J. Pugh and John Wesley Joyner, both unmarried by virtue of Warranty Deed dated December 16, 2011 at Instrument No. 20111220-0099159 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1541 Emerald Bay Blvd Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 this 22nd day of August, 2025.

Victor Sosa
Comm. Exp. 09/04/2027
NOTARY PUBLIC
MONTGOMERY COUNTY, MD

Monika Pugh

Pamela Joyner Pugh

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Monika Pugh and Pamela Joyner Pugh**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2025.

Notary Public
My Commission Expires: 09/04/2027

Witness my hand this 22 day of August, 2025.

Kierna Cymone Mason

STATE OF NY
COUNTY OF Orange

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kierna Cymone Mason**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of August, 2025.

Notary Public
My Commission Expires: 8-29-26

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/22/25 (date of document).

Jennifer Russell
Affiant Signature

9/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~August~~ September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

