Warranty Deed

Karen Johnson Davidson County
Batch# 1342172 DEEDWARR
11/05/2025 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20251105-0088128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00. KS
Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2025.
Notary Public

My commission expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maxwell McGinty and Riley Barnes	Ascend Federal Credit union	072-05-0R-001.00-CO
914 A Elvira Avenue	520 Airpark Dr	
Nashville, TN 37216	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAVIER ALVAREZ AND SUMMER WILLINGHAM NKA SUMMER ALVAREZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAXWELL MCGINTY AND RILEY BARNES,** Husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 A, as established by Declaration of Covenants, Conditions and Restrictions for 914 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20220509-0053066, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Zobair Rahimi by Warranty Deed from Theresa Cogdill of record in Instrument No. 20220208-0014144 Register's Office for Davidson County, Tennessee, dated February 01, 2022 and recorded on February 08, 2022.

Being the same property conveyed to Javier Alvarez and Summer Willingham, husband and wife by Warranty Deed from Zobair Rahimi, married of record in Instrument No. 20240212-0009691 Register's Office for Davidson County, Tennessee, dated February 06, 2024 and recorded on February 12, 2024. Summer Willingham being now known as Summer Alvarez.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 914 A Elvira Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of November, 2025.

Javier Alvarez

Summer Alvarez

STATE OF GEORGIA
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Javier Alvarez and Summer Alvarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2025.

Notary Public

My Commission Expires:

APRIL WILLIAMS
NOTARY
EXPIRES
GEORGIA
Feb 26 2028
PUBLIC
FULTON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 November 3 2025.

Signature

November 3 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 3 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON