Karen Johnson Davidson County
Batch# 1347458 DEEDWARR
11/18/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20251118-0091610

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Charissa Sumerlin
Affiant

Subscribed and sworn to before me, this 14th day of November, 2025.

Patricia L Hurtt
Notary Public

My commission expires: 02/18/29

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charissa Sumerlin	NEW OWNER	**118-01-0-445.00**
880 Montrose Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Bret Alvis and Ann Alvis, Trustees of
The Bret and Ann Alvis Living Trust, dated January 14, 2017

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Charissa Sumerlin, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Montrose Park, Section 1 of record in Plat Book 3842, Page 223, 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 the same property conveyed to Annie Kellerman Alvis and Bret Dwight Alvis by Warranty Deed from Cornerstone Investments, Inc of record in Instrument No. 20140506-0038442 Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 06, 2014.
Being the same property conveyed to Bret Alvis and Ann Alvis, Trustees of the Bret and Ann Alvis Living Trust dated January 14, 2017 and any amendments thereto by Quitclaim Deed from Bret Dwight Alvis and Annie Kellerman Alvis of record in Instrument No. 20170209-0013694 Register's Office for Davidson County, Tennessee, dated January 14, 2017 and recorded on February 09, 2017.

This is improved property known as **880 Montrose Ave, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of November, 2025.

The Bret and Ann Alvis Living Trust,
Dated January 14, 2017

By: Bret Alvis – Trustee

By Ann Alvis – Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bret Alvis and Ann Alvis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees of The Bret and Ann Alvis Living Trust, dated January 14, 2017 and they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of November, 2025.

Notary Public
My Commission Expires: 03-13-2029

KEITH H. SOLOMON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 25-002620-524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 11.13.25 (date of document).

Michelle W Kendig
Affiant Signature

11.14.25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14TH day of November, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

