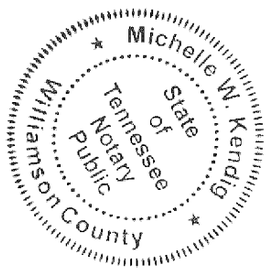
Karen Johnson Davidson County
Batch# 1350765 DEEDWARR
11/25/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20251125-0094117

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2025.

Notary Public

My commission expires: 9/19/29

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:
The Alvis Living Trust, U/A dated February 12, 2015	New Owner(s)	060-07-0-061.00
3005 Stanwyck Drive		
Nashville, TN 37207		

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, **IAN DEARMOND, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ALVIS LIVING TRUST, U/A DATED FEBRUARY 12, 2015**, 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:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 44 on the Plat of Sec. I, Hillhurst Acres, which is of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and more particularly described as follows:

Beginning at a point in the Northwesterly margin of Stanwyck Drive at the corner of Lots No. 44 and 45; thence with the line between said lots, Northwesterly 210 feet to a point; thence Southwesterly 90 feet to a corner of Lot No. 42; thence with the line between Lots No. 42 and 44; Southerly 99.9 feet to a corner of Lot No. 43; thence with the line between Lots No. 43 and 44, Southeasterly 130 feet to margin of Stanwyck Drive; thence with the margin of the same, Northeasterly 111.3 feet to the point of beginning.

Being the same property conveyed to Randall Cox, a single man by Warranty Deed from B & N Construction, LLC a Tennessee limited liability company of record in Instrument No. 20160307-0021696 Register's Office for Davidson County, Tennessee, dated March 03, 2016 and recorded on March 07, 2016.

Being the same property conveyed to Ian DeArmond, an Unmarried Man by Warranty Deed from Randall Cox, a Single Man of record in Instrument No. 20240304-0014954 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on March 04, 2024.

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 3005 Stanwyck Drive, Nashville, TN 37207, 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 24th day of November, 2025.

Ian DeArmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ian DeArmond, 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 24th day of November, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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 11/24/25 (date of document).

Michelle W Kendig
Affiant Signature

11/24/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of November 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

