Karen Johnson Davidson County
Batch# 1361200 DEEDWARR
12/23/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20251223-0102071

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $544,000.00

Affiant

Subscribed and sworn to before me, this 16 day of December 2025.

Notary Public
My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 3213 Alpine Ave Trust	**NEW OWNER**	**07009021100**
PO BOX 695	**PO BOX 695**	
MADISON, TN 37116	**MADISON, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mich'el G. Lopez, single man and Kelley Zumwalt, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 3213 Alpine Ave Trust

HEREINAFTER CALLED THE GRANTEES, 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. 2, Alpine Hill Subdivision, Section One, of record in Instrument No. 20021114-0141292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mich'el G. Lopez and Kelley Zumwalt, husband and wife, by Quitclaim Deed from Mich'el G Lopez, dated August 11, 2020, of record in Instrument No. 20200820-0094264, in the Register's Office for Davidson County, Tennessee. Mich'el G. Lopez and Kelley Zumwalt having since divorced. Final Decree of Divorce of record in Docket No: 23D-1142, in the Third Circuit Court for Davidson County, Tennessee at Nashville.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3213 Alpine Ave, Nashville, TN 37218.

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 in 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.

_____ Date: 12/16/25
Mich'el G. Lopez

Kelley Zumwalt Date: 12/16/25
Kelley Zumwalt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mich'el G. Lopez and Kelley Zumwalt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26



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 12/16/25 (date of document).

Jennifer Russell
Affiant Signature

12/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

