This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1380806 DEEDWARR
02/13/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260213-0011845

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 8th day of January, 2026.

Notary Public
My commission expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

# WARRANTY DEED

Address of New Owner:
Sheila A. Alvizurez
4947 Sherman Oaks Dr.
Nashville, TN 37211

Send Tax Bill to:
New Owners
1410 Dry Spring Ln
LaVergne, TN
37086

Tax Information:
148-01-0 209.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTANIE LYNN GRAHAM, A SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHEILA A. ALVIZUREZ**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 341 on the Plan of Hillbrook Section 6, of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Brittanie Lynn Graham, a single woman, by Warranty Deed from Jonathan D. Lee and Jennifer S. Lee, husband and wife, dated 1/19/2021 and recorded 1/22/2021 in Instrument No. 20210122-0010042, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4947 Sherman Oaks Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 8th day of January, 2026.

Brittanie Lynn Graham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brittanie Lynn Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2026.

My commission expires:
7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Certificate of Authenticity

I, Holly A. Mason, 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 January 8, 2026.

Affiant Signature

1/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY