WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418768 DEEDWARR
05/11/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20260511-0042327

File #26-TC-0102-COMP

(SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Ray Nevarez	**First Choice Lending Services, LLC, a TN LLC**	
(NAME)	(NAME)	
102 Newell Avenue	**9821 Cogdill Road, Suite 2**	**044 05 0 159.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	**Knoxville, TN 37932**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TRAVIS DARNELL, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDER RAY NEVAREZ, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 27 on the Plan of HADLEY SUBDIVISION, Old Hickory, Tennessee, as of record in Plat Book 547, Page 125, Register's Office for said county.

Said Lot No. 27 fronts 50 feet on the Easterly side of Newell Avenue, and runs back between parallel lines 141 feet to an alley.

Another tract of land being a triangular portion of Lot No. 26 on the Map of HADLEY SUBDIVISION, Old Hickory, Tennessee, as of record in Plat Book 547, Page 125, Register's Office for said county.

Said triangular tract or portion of said Lot No. 26 begins at a point at the common line between Lots Nos. 26 and 27, as shown on said plan, at the Easterly margin of Newell Avenue; thence East along the common dividing line between said Lots Nos. 26 and 27, 141 feet to an alley as shown on said Plan; thence along the Westerly line of said alley a distance of 9 feet more or less, to a point, thence in a Southwesterly direction a distance of 142 feet, more or less, to the Easterly margin of Newell Avenue at said common lines between said Lots Nos. 26 and 27, being the point of beginning.

Being the same property conveyed to Travis Darnell, An Unmarried Man, by Warranty Deed from Cruz A. Mancia and Berta E. Fuentes, of record in Instrument No. 20181018-0103368, in the Register's Office of Davidson County, Tennessee, dated October 16, 2018 and recorded on October 18, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HADLEY SUBDIVISION, as recorded in Plat Book 547, Page(s) 125.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **102 Newell Avenue, Nashville, TN 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 7th day of May, 2026.

Travis Darnell

STATE OF SC
COUNTY OF Charleston

On this 7th day of May, 2026, before me personally appeared Travis Darnell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2026.

Tammy Rene Stephens
Notary Signature
My commission expires: 07/30/2030

TAMMY RENÉ STEPHENS
My Commission Expires
NOTARY PUBLIC
July 30, 2030
STATE OF SOUTH CAROLINA

True Copy Certification

I, **Tonya Cherry,** 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 this the 7 day of May, 2026.

Affiant Signature
Date 5/8/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027