Karen Johnson Davidson County
Batch# 1425223 DEEDWARR
05/26/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260526-0047779

2026-1992-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$355,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of May, 2026

Notary Public
My Commission expires: 5-8-2029
(Affix Seal)

CAITLIN LLOYD-MCKEIGHEN · STATE OF TENNESSEE NOTARY PUBLIC · COUNTY OF DAVIDSON · MY COMM. EXPIRES MAY 8, 2029

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Olivia Bowyer	New Owners	052-13-0B-312-00
1904 Elliott Ave		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sierra Espinoza, a single woman, formerly known as Sierra Myrick**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olivia Bowyer, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of River Glen, Phase 3, Section 3, of record in Plat at Instrument No. 20020917-0113232, 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 Sierra Myrick and Brandon Myrick, wife and husband, by Warranty Deed from Jordan N. Brown, dated June 21, 2018 and of record in Instrument No. 20180626-0061370, Register's Office for Davidson County, Tennessee. Further conveyed to Sierra Myrick, by Quitclaim Deed from Brandon Myrick dated August 24, 2021 and recorded September 2, 2021 at Instrument Number 20210902-0118334 in the Register's Office for Davidson County, Tennessee. Sierra Myrick is now known as Sierra Espinoza by Divorce Decree of record in Case No. 21D1733, in the Fourth Circuit Court for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record as Instrument #20020917-011232, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20030623-0086315 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20030728-0105088 in the official records of the Davidson County Register of Deeds.**

5. **Subject to the Covenant, Condition, or Restriction, recorded in Book 7566, Page 571 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **1233 Alandee Street, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 26th day of May, 2026.

Sierra Espinoza

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sierra Espinoza,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 26th day of May, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 May 26, 2026.

Affiant Signature

May 26, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27