Karen Johnson Davidson County
Batch# 1442931 DEEDWARR
07/07/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260707-0061087

Name and Address of New Owner:
Moncia E. Morales Alvarado, Kevin Irias Reyes, and Leslie Cappama
900 Saunders Avenue
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05103008200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah K. Cole, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MONICA E MORALES ALVARADO, AN UNMARRIED WOMAN, AND KEVIN IRIAS REYES, AN UNMARRIED MAN, AND LESLIE CAPPAMA, AN UNMARRIED MAN, as joint tenants with full rights of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Two, Pleasant Acres, of record in Plat Book 2133, Page 75, 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 Deborah K. Cole, an unmarried woman by Warranty Deed from Brenda G. Brandenburg, an unmarried woman dated October 22nd 2018 and recorded October 24th 2018 of record in Instrument No. 20181024-0105453, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 900 Saunders Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of June, 2026.

Deborah K. Cole (SEAL)
Deborah K. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2026, before me personally appeared Deborah K. Cole, 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 23rd day of June, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025 11/5/29

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE 11-3-2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025 11/5/29

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/23/24 (date of document).

Connie Taylor
Affiant Signature

6/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY