Karen Johnson Davidson County
Batch# 1474103 DEEDWARR
09/16/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,123.80
20260916-0086209

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $574,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2026

Notary Public
My commission expires: 7-22-2029

EMMALYN HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

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:
Samuel Danton	**Union Home Mortgage Corp.,**	**07009021100**
3213 Alpine Ave	**8241 Dow Circle West**	
Nashville, TN 37218	**Strongsville, OH 44136**	

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,

Jacob Murrell, Trustee of The 3213 Alpine Ave Trust

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

Samuel Danton, an unmarried man

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 Erin Dias, Trustee of The 3213 Alpine Ave Trust, by Warranty Deed from Mich'el G Lopez, a single man, and Kelley Zumwalt, a single woman, dated December 16, 2025, of record in Instrument No. 20251223-0102071, in the Register's Office for Davidson County, Tennessee.

Further 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.

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: 9/15/2026

Jacob Murrell, Trustee of The 3213 Alpine Ave Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jacob Murrell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE of The 3213 Alpine Ave Trust and that he is authorized by The 3213 Alpine Ave Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of September 2026.

NOTARY PUBLIC

My Commission Expires: 7-22-2029

EMMALYN HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

Certificate of Authenticity

I, Megan Milsap, 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 9/15/26.

Date

Affiant Signature

9/15/26

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of September, 2026.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on pape

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY