WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172722 **DEEDWARR**
12/11/2018 03:05:13 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20181211-0120671

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180491TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Asia D. Allen and Kyle Allen, wife and husband	Asia D. Allen and Kyle Allen, wife and husband	
(NAME) 3036 Carrington Place	(NAME) 3036 Carrington Place	058-10-0B-092.00-CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JACOB KENDEZ AND AMBER KENDEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASIA D. ALLEN AND KYLE ALLEN, WIFE AND HUSBAND**, 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. 92 on the Plan of Final Subdivision Plat, Phase Three Section One Carrington Place, A Cluster Lot Subdivision of record in Plat at Instrument No. 20150312-0021420, 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 Jacob Kendez and Amber Kendez, husband and wife by Quit Claim deed from Jacob Kendez of record in Instrument No. 20150814-0081571 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 14, 2015.

Being the same property conveyed to Jacob Kendez, married by Warranty deed from Celebration Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150805-0078124 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

unimproved ☐
This is improved ☒ property, known as 3036 Carrington Place, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-18-3136

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jacob Kendez and Amber Kendez, husband and wife this 7th day of December, 2018.

Jacob Kendez

Amber Kendez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of December, 2018, before me personally appeared Jacob Kendez and Amber Kendez, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7th day of December, 2018.

Commission Expires: _____



Notary Public