Karen Johnson Davidson County
Batch# 227603 DEEDWARR
05/08/2019 03:05:58 PM 2 pgs
Fees: $13.00 Taxes: $834.35

20190508-0043267

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2019

Notary Public

My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessie Koning	new owner	**151100A16600CO**
1744 Londonview Pl		
Antioch, TN 37013		

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,

C. Michael Allen and wife, Cynthia J. Allen

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

Jessie Koning, an unmarried woman

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. 135 on the Plan of Villages of Long Hunter, Phase Two of record in Plat Instrument No. 20020515-0059732, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C. Michael Allen and wife, Cynthia J. Allen, by Warranty Deed from Zoran Simic and wife, Suada Simic, dated January 18, 2012, of record in Instrument No. 20120123-0006005, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20010531-0056382, said Register's Office.

Easements of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Instrument No. 20000906-008272; Instrument No. 20000906-0088271 and Instrument No. 20001030-0107415, said Register's Office.

Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument No. 20010531-0056383; Instrument No. 20010531-0056381; and Instrument No. 20020718-0086411, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-19-1744

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 1744 Londonview Pl, Antioch, TN 37013.

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.

C. Michael Allen Date: 5/3/19

Cynthia J. Allen Date: 5-3-19

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, C. Michael Allen and Cynthia J. Allen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY