(1)

Karen Johnson Davidson County
Batch# 280836 DEEDWARR
09/05/2019 09:23:07 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20190905-0089637

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Ann M. Vanderhoof
Affiant

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of ~~August,~~ September 2019.

Hillary Torrence
Notary Public
MY COMMISSION EXPIRES: 12/05/2020
File No. G19-6171

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Madison Penrose (NAME)	First Bank (NAME)	53-14-A-62 CO
1644 Comanche Run (STREET ADDRESS)	50 Franklin Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Arthur Allen and Beverly J. Turner-Allen, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madison Penrose, 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 Number 33 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument #20050707-0078328, 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 Arthur Allen and Beverly J. Turner-Allen, husband and wife by Deed dated December 14, 2012 from Arthur Allen and Beverly Jean Turner-Allen, Trustees, or their successors in trust, under the Allen Family Living Trust, dated June 26, 2007, and any amendments thereto, recorded January 11, 2013, in Instrument Number 20130111-0003652, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Restrictions as recorded in Book 11527, page 304 and Instrument No. 20050318-0029990, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050707-0078328, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 11527, page 331, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20110916-0072158, Register's Office for Davidson County, Tennessee.

6. Easements granted in Book 894, page 320 and Book 972, page 465, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement in Instrument No. 20030313-0033942 and 20060727-0090952, Register's Office for Davidson County, Tennessee.
8. Easements for sanitary sewers/storm drainage in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 818, Book 8081, page 815, Book 11213, page 464, Book 11213, page 467 and Book 11213, page 470, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1644 Comanche Run, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 29th day of August, 2019.

Arthur Allen

Arthur Allen

Beverly J. Turner-Allen

Beverly J. Turner-Allen

STATE OF California
COUNTY OF Los Angeles

On this 29th day of August, 2019, before me personally appeared Arthur Allen and Beverly J. Turner-Allen, 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 29th day of August, 2019.

Notary Signature
My commission expires: 03/05/2023

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On August 29, 2019 before me, Stacey D. Robinson - Notary Public,
(here insert name and title of the officer)

personally appeared Arthur Allen and Beverly J. Turner Allen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

STACEY D. ROBINSON
COMM. #2279288
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 5, 2023

NRO1 NRO1

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated 8/29/19

The signer(s) capacity or authority is/are as:

- [X] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
[X] form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 8 Entry # 7-8

Notary contact: 424-219-2348

Other

[ ] Additional Signer(s) [X] Signer(s) Thumbprint(s)

[ ] _____

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