Karen Johnson Davidson County
Batch# 369023 DEEDWARR
03/06/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20200306-0025753

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY NINE THOUSAND AND 00/100 DOLLARS ($229,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WILLIAM HENRY ALLEN, II, A MARRIED MAN,("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto EDWARD E. NOWAK, A SINGLE MAN AND ALAN EDWARD NOWAK, A SINGLE MAN, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot No. 46 on the Plan of Section Two-A, Monte Carlos, of record in Book 4955, Page 45, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Henry Allen, II, a married man, by Warranty Deed from Michael Beard and wife, Katina Beard, dated August 23, 2013 of record in Instrument Number 20130903-0092549, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Vickey Court.

2. Restrictions and reservations of record in Book 5202, Page 261, in Register's Office of Davidson County, Tennessee.

3. Subject to all matters as shown on plat of record in Book 4955, Page 45, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

RHONDA ALLEN, spouse of WILLIAM HENRY ALLEN, II, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property as the spouse of WILLIAM HENRY ALLEN, II.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 2nd day of March, 2020.

WILLIAM HENRY ALLEN, II

RHONDA ALLEN

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 2nd day of March, 2020, before me personally appeared WILLIAM HENRY ALLEN, II, and RHONDA 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 and official seal at office in said County this 2nd day of March, 2020.

NOTARY PUBLIC

My commission expires: 2-27-21

JORDAN B. OSBORN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $229,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of March, 2020.

NOTARY PUBLIC

My commission expires: 1-31-24

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

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Map & Parcel No: 162-13-0-120

ADDRESS OF NEW OWNERS
EDWARD E. NOWAK and ALLEN EDWARD NOWAK
108 Vickey Court
Nashville TN 37211
SEND TAX BILLS TO:
108 Vickey Court
Nashville TN 37211

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY