FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **375,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/19/2020** Notary Public MY COMMISSION EXPIRES: 04/16/2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 403899 **DEEDWARR**
05/20/2020 03:01:06 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200520-0052556

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By ~~and Return To~~:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2841

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisse Fowler	new owner	**082-12-0-204.00**
(NAME) **122 McFerrin Avenue**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anne M. Allen and Amos L. Allen, a married couple and Jennifer Allen,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alisse Fowler, a single woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the East 100 feet of Lot No. 52 on the Plan of Neill S. Brown Addition to East Nashville, of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 100 feet to a dead line.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-HG-20-122

Being the same property conveyed to Amos L. Allen and Anne M. Allen, husband and wife, and Jennifer Allen, a single woman by Deed dated February 28, 2017 from Amos L. Allen and Anne M. Allen, husband and wife, recorded March 2, 2017, in Instrument Number 20170302-0021009, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **122 McFerrin Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **May, 2020.**

Anne M. Allen

Amos L. Allen

Jennifer Allen

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Anne M. Allen and Amos L. Allen and Jennifer Allen**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **May, 2020.**

NOTARY PUBLIC

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/24/2020