Karen Johnson Davidson County
Batch# 425744 DEEDWARR
06/25/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200625-0068638

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-051085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Nguyen	Anthony Nguyen	
(NAME)	(NAME)	
6437 Thunderbird Drive	6437 Thunderbird Drive	102-04-0-039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2835	Nashville, TN 37209-2835	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT EARL ALLEN AND WIFE, MARGARET M. ALLEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY NGUYEN, 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:

Being Lot No. 682 on the Plan of Charlotte Park, Section Eleven, as of record in Book 2900, Pages 79 and 80, Register's Office for Davidson County, Tennessee: Beginning at a point in the Northeasterly margin of River Rouge Drive, at the corner of Lots Nos. 682 and 688; thence with the line between said lots, Northeasterly 118 feet to a corner of Lot No. 681; thence with the line Between lots Nos. 681 and 682, Northwesterly 104.7 feet to the Southeasterly margin of Thunderbird Drive; thence with the margin of the same, Southwesterly 93 feet to the beginning of a curve; thence around said curve; Southerly 39 feet to the Northeasterly margin of River Rouge Drive; thence with the margin of the same, Southeasterly 79 feet to the point of beginning.

Being the same property conveyed to Robert Earl Allen and wife, Margaret M. Allen by Warranty deed from Harry G. Graham and H. B. Sheets of record in Book 3136, page 79, Register's Office for Davidson County, Tennessee, dated October 18, 1960 and recorded on October 20, 1960.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6437 Thunderbird Drive, Nashville, TN 37209-2835
(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.

Witness my/our hand(s) this the 24th day of June, 2020

Robert E Allen by Robert E Allen Jr., Attorney in Fact
Robert Earl Allen, by Robert Earl Allen, Jr., Attorney in Fact

Margaret M. Allen by Robert E Allen Jr., Attorney in Fact
Margaret M. Allen, by Robert Earl Allen, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of June, 2020, before me personally appeared Robert Earl Allen, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Earl Allen and Margaret M. Allen and who acknowledged he/she/they executed the same as the free act and deed of the said Robert Earl Allen and Margaret M. Allen.

Witness my hand and official seal, this the 24th day of June, 2020.

Jon Perry
Notary Public

My Commission Expires: 9-27-23

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

