ADDRESS NEW OWNER: Anthony Oswald
Patricia Hochheim
3061 Jenry Dr
Nashville, TN 37214

SEND TAX BILL TO: Summit Funding, Inc.
2241 Harvard Street, Suite 200
Sacramento, CA 95815

Karen Johnson Davidson County
Batch# 507533 DEEDWARR
11/02/2020 03:30:24 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20201102-0128054

MAP-PARCEL NOS. 08511009300

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jonathan Allen and Rachel Allen, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Anthony Oswald and Patricia Hochheim, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, Page 67, Register's Office for Davidson County,Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jonathan Allen and Rachel Allen, husband and wife, from Robin R. Nicholson Larkin, married, by Warranty Deed recorded on December 22, 2016, in Instrument No. 20161222-0134944, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3061 Jenry Dr, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3026, Page 310 as amended in Book 3075, Page 186, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: SM-SB-KW-20-3061

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of October 2020.

Jonathan Allen by Rachel Allen, Attorney in Fact

Rachel Allen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of October 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rachel Allen with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Jonathan Allen and is authorized by her/him to execute this instrument on her/his behalf by virtue of a SPECIFIC DURABLE POWER OF ATTORNEY recorded in Instrument No. 20201102-0128053 in said Register's Office.
Witness my hand and official seal at office, this 30th day of October 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rachel Allen** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of October 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $290,000.00.

Affiant

Subscribed and sworn before me this 30th day of October 2020.

Notary Public
My Commission Expires: 4/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-09-2024

File No. 2010K220