Karen Johnson Davidson County
Batch# 571376 DEEDWARR
02/09/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210209-0018502

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 8 day of February, 2021.

Notary Public

My commission expires: 9/7/24

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashlie Heald	Legacy Home Loans	**097020A65700CO**
3720 Hoggett Ford Road	4004 Hillsboro Pk #214B	
Hermitage, TN 37076	Nashville, TN 37215	

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 HEREBY ACKNOWLEDGE, WE,

James Edward Allen II, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashlie Heald

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 No. 657 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Edward Allen II, unmarried, by Warranty Deed from DeeAnna M. Rawson, a single woman, dated August 19, 2019, of record in Instrument No. 20190822-0084203, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to DeeAnna M. Rawson, a single woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation, dated November 30, 2017, of record in Instrument No. 20171201-0122776, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3720 Hoggett Ford Road, Hermitage, TN 37076.

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 in 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.

_____ Date: 2-5-21
James Edward Allen II

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, James Edward Allen II, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2021.

CARL R. VON DEM BUSSCHE JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY ~~PUBLIC~~

My Commission Expires: 10/31/2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

