Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 579593 DEEDWARR
02/26/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $9,342.50
20210226-0024942

39-B
File #21-1098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allentown Investment, LLC, a Tennessee limited liability company** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto JOSHUA DAVID SILVERBERG AND MICHAELA SILVERBERG, HUSBAND AND WIFE, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of The Plan of Revision to Tyne Meade of record in Plat Book 7900, Page 675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Craiq K. Miller and wife, Ivy Chinq Miller by Warranty deed from Clyde Milton Francis, III and wife, Donna Boyte Francis of record in Book 9345, page 682, Register's Office for Davidson County, Tennessee, dated May 13, 1994 and recorded on May 16, 1994.

Being the same property conveyed to Allentown Investment, LLC, a Tennessee Limited Liability Company by Warranty deed from Craiq K. Miller and wife, Ivy Chinq Miller of record in Instrument No. 20190819-0083014 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 19, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4510 Beacon Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Joshua David Silverberg **4510 Beacon Drive** **Nashville, TN 37215**	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	**130-11-0-086.00**

WITNESS THE EXECUTION HEREOF this 17th day of February, 2021.

Allentown Investment, LLC, a Tennessee limited liability company

Member
By: Brandon Allen, Member

Linlee Allen, member
By: Linlee Allen, Member

State of Tennessee)
County of Davidson)

On this 17th day of February, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Brandon Allen and Linlee Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, Allentown Investment, LLC that is authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Allentown Investment, LLC as Members.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. PRESTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,525,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of February, 2021.

Dana R Park
Notary Public

My Commission Expires: _____

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY