WARRANTY DEED

Karen Johnson Davidson County
Batch# 629835 DEEDWARR
05/06/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210506-0060682

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Dillard	Michael Dillard	
(NAME)	(NAME)	
919 Denise Dr	919 Denise Dr	05316013200
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **I James F Allen, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Dillard and Stacey Dillard, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as follows:

BEING Land Lying in Davidson County, Tennessee, made by Southern Land & Associates, Inc., dated September 15, 1977, described as follows:

BEGINNING at a point in the Northerly margin of Pitts Avenue, formerly Old Hopewell Road, said point being the southwesterly corner of the L.M. Irving property and the southeasterly corner of the property herein described; Thence with the said northerly margin north 66 degrees, 22' 00" West 82.91 feet to an iron pin; Thence leaving said northerly margin with a line through the Bill Crusenbeny property north 24 degrees, 33' 02" east 63.84 feet to an iron pin; Thence with a line north 41 degrees, 12' 01" West 118.89 feet to an iron pin; Thence with a line south 59 degrees, 27' 15" east 57.46 feet to a Irvin's westerly line; Thence with said Irvin line south 27 deg., 20' 30" west 170.62 feet to the point of beginning. The above described tract contains 0.306 acres, more or less.
Being the same property conveyed to James F. Allen and Daphine R. Allen by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Banked Certificates, Series 2004-14, dated 10/03/2012 and recorded 10/12/2012, of record in Instrument 201210120093435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Gwen Sexton and Destiny Michelle Nelson by Quitclaim Deed from James F. Allen and Daphine B. Allen, dated 07/10/2017 and recorded 12/05/2017, of record in Instrument 201712050123852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F. Allen, his heirs and assigns by Quitclaim Deed from Angela Gwen Sexton and Destiny Michelle Nelson, dated 03/06/2021 and recorded 03/15/2021, of record in Instrument 202103150033948, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 331 Pitts Avenue, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 30th day of April, 2021.

James F Allen

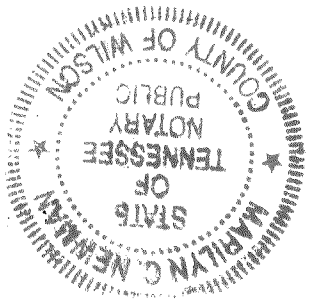
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2021.

Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

