AFTER RECORDING RETURN TO
Homefront dba Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 2-11934-MC

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 647427 DEEDWARR
06/02/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210602-0073559

ADDRESS NEW OWNER:
John C.E. Allen & Amy L. Allen
4821 Rainer Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Essex Mortgage
2200 West Orangewood Ave
Orange CA 92868

MAP/PARCEL 064-08-0A-106.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lance McPeters and Jessica Price, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **John Charles Ervine Allen and Amy L. Allen, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section Three, Merritt Downs of record in Instrument No. 200406290076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lance McPeters and Jessica Price by Warranty deed from Amanda L. Fore and husband, Walter D. Fore, II of record in Instrument No. 20150921-0095314 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 21, 2015.

Being also known as 4821 Rainer Drive Old Hickory, Tennessee 37138.

This is improved property known as: **4821 Rainer Drive, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 28th day of May, 2021.

WITNESS MY HAND on this the 28th day of May, 2021

Lance McPeters

Jessica Price

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lance McPeters and Jessica Price,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is ~~$484,000.00~~ $440,000.00

AFFIANT

Subscribed and sworn to before me this the 28th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 210388

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

