Karen Johnson Davidson County
Batch# 648429 DEEDWARR
06/03/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,480.85
20210603-0074359

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Steven A Allon	SEND TAX BILLS TO: New Owners at Property	MAP-PARCEL NUMBERS
(NAME) 913#B MITCHELL ROAD	(NAME) Address	08308017800
(ADDRESS) NASHVILLE TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Antonio D. Tate, Sr., Eric M. Benton and Daronda D. Benton**. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven A Allon and Catherine McCarty, Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 913B, on the plan of Homes of 913 Mitchell Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of the Homes of 913 Mitchell Road, a horizontal property regime with private elements of record in Instrument No. 20200706-0072105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Daronda D. Benton, Eric M. Benton & Antonio D. Tate, Sr., by virtue of that certain Quit Claim Deed dated July 16, 2020, and being of record at Instrument No. 20200716-0078424 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Daronda D. Benton and Eric M. Benton by virtue of Special Warranty Deed dated December 7, 2004 at Instrument No. 20050104-0001459 in the said Register's Office.

Grantors warrant that the above described property has never been their primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 39, Declaration of Restrictions, Protective Covenants, Master Deed, By-Laws and Easements recorded at Instrument No. 20200706-0072105,Easements of record at Book 4008, Page 20, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 913 #B Mitchell Rd. Nashville, TN 37206
(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 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 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 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.

Witness my hand this 28th day of May, 2021.

Antonio D. Tate, Jr. Sr.

Eric M. Benton

Daronda D. Benton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio D. Tate, Jr., Eric M. Benton and Daronda D. Benton,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022