Karen Johnson Davidson County
Batch# 660500 **DEEDWARR**
06/21/2021 10:58:24 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210621-0083186

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 **DAY OF MAY, 2021.**

April G. Nichols State of Tennessee Notary Public Williamson County

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

06-NSH21-01841

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lisa Cross 724 Jaywood Dr Old Hickory, TN 37138	Same As Owner	063-16-0-B-053.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William S. Allen and wife, Melissa J. Allen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa Cross, unmarried**, hereinafter called the Grantees, their successors 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. 87, on the plan of Hampton Park (Formerly Chitwood Downs), as shown by plat of record in Book 6900, Page 405, as amended in Book 6900, Pages 550, 551, and 552, with corrections and amendments of record in Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, 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 William S. Allen and Melissa L. Jackson by deed from Construction Associates, Inc., dated December 16, 1992, recorded December 18, 1992, of record in Book 8817, Page 428, of record in Book 8834, Page 718, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William S. Allen and wife, Melissa J. Allen by Quitclaim Deed from William S. Allen and Melissa L. Jackson, now known as Melissa J. Allen, dated January 5, 1993, recorded January 7, 1993, of record in Book 8834, Page 718, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 724 Jaywood Dr, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 14 day of May, 2021

William S. Allen

Melissa J. 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 William S. Allen and wife, Melissa J. Allen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 14 day of May 2021.

Notary Public at Large

exp. 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY