WARRANTY DEED

Karen Johnson Davidson County
Batch# 674743 DEEDWARR
07/12/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20210712-0093142

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/24/25
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aaron R. Grooms	Quicken Loans	119 08 0 073.00
(NAME) 717 Currey Road	(NAME) 1050 Wooward Ave	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Billie Allison, married** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Aaron R. Grooms** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Map of Section One, Glencliff Estates, of record in Book 1130, Page 56, Register's Office, Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the Southerly margin of Currey Road and runs back between lines which measures 476.7 feet on the East side and 476.8 feet on the West side to a line in the rear, which is a broken line, on which it measures a total of 100.3 feet.

Being the same property conveyed to Billie Allison, by Quitclaim Deed from Sara Edwards, unmarried, of record in Instrument No. 20130910-0095641, in the Register's Office of Davidson County, Tennessee, dated September 06, 2013 and recorded on September 10, 2013.

Being the same property conveyed to Billie Allison and Sara Edwards, as joint tenants with right of survivorship, by Quitclaim Deed from Billie Allison, of record in Instrument No. 20110930-0076039, in the Register's Office of Davidson County, Tennessee, dated September 28, 2011 and recorded on September 30, 2011.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, and (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record.

This is improved property located at 717 Currey Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 6th day of July, 2021.

GRANTOR:

Billie Allison

Billie Allison

Anthony Allison*

***Spouse Anthony Allison joins in this conveyance for the purpose of conveying any and all marital interest in said property.**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Billie Allison and Anthony Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6 day of July, 2021.

Notary Public

My Commission Expires: 3-17-24

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

True Copy Certification

I, Robin B. White, 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 executed and authenticated according to law on July 6th, 2021.

Signature

State of Tennessee

County of Williamson

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

Notary

My Commission Expires: 5/24/25

ELIZABETH PASCHALL WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC