NEW OWNER:
Micah T. Allison
198 Barker Road
Nashville, TN 37214

SEND TAX BILLS TO:

~~New Owner~~ UWM, LLC
585 South Blvd. E.
Pontiac, MI 48341

MAP & PARCEL
084-14-0-004.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-221

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 675950 DEEDWARR
07/13/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20210713-0094166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($384,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Michael Fletcher, a single man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Micah T. Allison, a single man, as sole owner** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 101, as amended in Plat Book 3946, page 916, 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 Charles R. Parish, Jr. and wife, Valerie W. Parrish by Warranty deed from HJL, L.P. of record in Instrument No. 20140630-0056959 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 30, 2014.

Being the same property conveyed to Hidden Trail Properties, LLC, a Tennessee limited liability company by Warranty deed from Charles R. Parish, Jr. and wife, Valerie W. Parrish of record in Instrument No. 20191030-0111150 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 30, 2019.

Being the same property conveyed to Michael Fletcher, a single man by Warranty deed from Hidden Trail Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200205-0013199 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 05, 2020.

Being also known as 198 Barker Road Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 7 day of **July**, 2021.

Michael Fletcher

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Michael Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of **July**, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **384,900.00.**

AFFIANT

Sworn to and subscribed to before me this 7 day of July, 2021.

NOTARY PUBLIC

My commission expires: 10·20·2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021

Signature

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 10·20·2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024