Karen Johnson Davidson County
Batch# 686935 DEEDWARR
07/30/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210730-0102772

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 925 Allen Rd Trust	**NEW OWNER**	**096130313203`**
PO BOX 695		
MADISON, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Virginia B McKenzie, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRANDON ADAMS, TRUSTEE OF The 925 Allen Rd Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 1, on the Plan of the Lands of Mrs. Margaret M. Fraiser, deceased, of record in Book 417, Page 471, in the Register's Office for Davidson County, Tennessee, and described according to a survey by Hickerson and Hickerson, Engineers, dated June 8, 1961, as follows:

Beginning at a point on the Southerly margin of Allen Road, said point being 180 feet East on the Northwest corner of the tract of land conveyed to David Faircloth, by Deed in Book 3251, Page 511; thence Easterly 90 feet with the Southerly margin of Allen Road to a point; thence Southerly 231.5 feet to a point; thence Westerly 90 feet to a point; thence Northerly 231.9 feet to the point of beginning.

Being the same property conveyed to Curtis L. McKenzie and wife, Virginia B. McKenzie, by Warranty Deed from Charles E. Harris and wife, Carolyn W. Harris, dated July 25, 2001, of record in Instrument No. 200010731-0081158, in the Register's Office for Davidson County, Tennessee. Curtis L McKenzie has since passed, leaving all of his interest in the said property to his wife, Virginia B Mckenzie.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 925 Allen Rd, Nashville, TN 37214.

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 in 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.

Virginia B McKenzie by Rebecca Jane Nicholas A.I.F. Date: 7/28/21
Virginia B McKenzie
BY Rebecca Jane Nicholas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **REBECCA JANE NICHOLAS,** to me known to be the person who executed the foregoing instrument on behalf of **VIRGINIA B MCKENZIE** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **VIRGINIA B MCKENZIE.**

Witness my hand and official seal this 28th day of July, 2021.

Notary Public
My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Mark D Leedom, 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

7/28/21.
Date

Affiant Signature

7/28/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of July, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY