This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-13789-LM

Karen Johnson Davidson County
Batch# 723143 DEEDWARR
09/24/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210924-0128399

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public
My Commission Expires: 03/26/2025

DESIREE SAILEMA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dana Scott Allen and Tara Elaine Allen 3005 Barnes Bend Dr. Antioch, TN 37013	New owner Same	173 10 0A 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael A. Spencer and Katrina Oberholzer, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TARA ELAINE ALLEN AND DANA SCOTT ALLEN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/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 Lot No. 120 on the Plan of Resubdivision of Lots 119 & 120, Phase One, Barnes Bend Estates, of record in Instrument Number 20071011-0120900, 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 Michael A. Spencer and Katrina Oberholzer, husband and wife, by Special Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20151020-0106536, in the Register's Office of Davidson County, Tennessee, dated October 19, 2015 and recorded on October 20, 2015. **Katrina Oberholzer is now known as Katrina Oberholzer Spencer.**

This is ☒ improved or ☐ unimproved property located at: **3005 Barnes Bend Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2021.

GRANTOR:

Michael A. Spencer

Katrina Oberholzer Spencer f/k/a Katrina Oberholzer

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Spencer and Katrina Oberholzer Spencer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

202109240128399

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 09/17/21 (date of document).

Shan Carter
Affiant Signature

9/22/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of September, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

