WARRANTY DEED

Karen Johnson Davidson County
Batch# 737146 DEEDWARR
10/15/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211015-0138679

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-26-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Asonfac Holdings LLC, a Tennessee limited liability company	NEW OWNER	162 03 0 187.00
(NAME) 403 Smyrna Square	(NAME) 405 Smyrna Square	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jeannie R. Allen, a single woman hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Asonfac Holdings LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, City of Antioch, State of Tennessee, and is described as follows:

Being Lot No. 18 on the Plan of Apache Hills, Section 4, as shown by Plat of record in Plat Book 4460, Page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of conveyance.

Being the same property conveyed to Jeannie R. Allen and Kenneth R. Allen Jr., wife and husband as tenants by the entirety by Quit Claim Deed from Jeannie R. Allen, a married woman, dated 09/25/2017 and recorded 11/13/2017, of record in Instrument 201711130115992, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeannie Rebecca Allen by Quit Claim Deed from Kenneth Randell Allen, Jr. of record in Instrument Number _____202110150138678_____, Register's Office, Davidson County, Tennessee.

Jeannie R. Allen and Jeannie Rebecca Allen being one and the same person.
Kenneth R. Allen and Kenneth Randell Allen, Jr. being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4951 Karen Ray Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of October, 2021.

Jeannie Rebecca Allen

Jeannie Rebecca Allen

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannie Rebecca Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of October, 2021.

Notary Public:

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Certificate of Authenticity

I, Christie Daniels, 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 October 7, 2021.

Date

Christie Daniels

Affiant Signature

October 8, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY