WARRANTY DEED

File #21447

Karen Johnson Davidson County
Batch# 746476 DEEDWARR
10/29/2021 10:09:48 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20211029-0145415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Robert E. Hull
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: 12-21-24
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Hull, Trustee	NEW OWNER	-103-12-0G-102.00-CO
(NAME)	(NAME)	
4440 SHEPPARD PLACE		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **William B. Allen and wife, Judith E. Allen,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Hull, Trustee of the Jean F. Maddox Living Trust, dated June 10, 2009, as amended and restated on April 6, 2016,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Unit No. 102 and the parking spaces and storage area designated and assigned to Unit 102 on the Plan of The Jacksonian 4000 Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as Shown on Exhibit "B" to the Master Deed of record in Instrument No. 20020208-0017172 and amended in Instrument No.: 20020910-0109643, Instrument No. 20021104-0134916, Instrument No. 20021127-0147048, Register's Office for said County, to which instruments reference is made for a complete legal description, together with the said Apartment's Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William B. Allen and wife, Judith E. Allen by Special Warranty deed from John T. Ferguson and Truxton Trust Company, Co-Executors under the Last Will and Testament of Katherine Dinkins Graham of record in Instrument No. 20200720-0079497 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 20, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4000 West End Avenue #102, Nashville, TN 37205

(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 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. 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.

Witness my hand this 28th day of October, 2021.

William B. Allen

Judith E. Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **William B. Allen and wife, Judith E. Allen**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

My commission expires: 12-21-24 Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027