Name and Address of New Owner:
James Allen and Marife Allen
809 Autumn Circle
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 141-07-0B-047.00

Karen Johnson Davidson County
Batch# 798839 DEEDWARR
02/02/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20220202-0012187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bennie Malley, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Allen and Marife Allen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 204 on the First Revision of Somerset Farms, Section 3, a planned unit development, as of record in Book 7900, page 741, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bennie Malley, unmarried, from David L. Hubbell, Jr., and wife, Lydia A. Hubbell, by Warranty Deed dated October 22, 1997 and recorded October 23, 1997 in Book 10656, page 28, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of January, 2022.

Bennie Malley (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of January, 2022, before me personally appeared Bennie Malley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January, 2022.

Notary Signature
My commission expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $448,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of January, 2022.

Notary Signature
My commission expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 1/20/2022.

Kimberly D Hicks
Affiant
Date: 1/24/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of January, 2022

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON