WARRANTY DEED

Karen Johnson Davidson County
Batch# 807033 DEEDWARR
02/17/2022 08:38:44 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20220217-0018345

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: Oct. 14. 25
(AFFIX SEAL)

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Christopher Nelson, an unmarried man 508 Ivor Street Nolensville, TN 37135	New Owner	Tax Map: Parcel ID: 186 03 0A 140.00

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, **Joseph Michael Allen, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Christopher Nelson, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, in the 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 Joseph Michael Allen, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 12/16/2019 and recorded 12/17/2019, of record in Instrument No. 201912170130120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 508 Ivor Street, Nolensville, TN 37135

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/our hand(s) this the 15th day of February, 2022.

Joseph Michael Allen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph Michael Allen with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of February, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

