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WARRANTY DEED

Karen Johnson Davidson County
Batch# 821311 DEEDWARR
03/14/2022 10:06:27 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220314-0029282

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2022

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel H. Allen and Stephannie K. Parker	Nationstar Mortgage LLC, dba Mr. Cooper	09107031100
(NAME)	(NAME)	
5303 Michigan Avenue	P.O. Box 7729	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Springfield, OH 45501-7729	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Evelyn C. Allen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel H. Allen, unmarried and Stephannie K. Parker, unmarried,** hereinafter called the GRANTEES, 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, 1206 and 1208 on the Plan of Block 179, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn C. Allen by deed dated October 31, 2007 from Jeffrey M. Pate, married of record in Instrument No. 20071101-0128680, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5303 Michigan Avenue, Nashville, TN 37209
(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/our hands this 11th day of March, 2022.

Evelyn C. Allen

Evelyn C. Allen

State of Tennessee
County of Davidson

On this 11th day of March, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Evelyn C. Allen, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 11th day of March, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

File No.: 22-Allen