WARRANTY DEED

Karen Johnson Davidson County
Batch# 853266 DEEDWARR
05/10/2022 03:46:08 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220510-0053513

B-VRES-22-4817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lucas Lorenzo Trujillo	**Amerifirst Financial, Inc**	
(NAME)	(NAME)	**146-04-0-156.00**
4817 Briarwood Drive	**275 East Rivulon Blvd, #300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Gilbert, AZ 85297**	
(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 consideration, the receipt of which is hereby acknowledged, **JAMES TROY ALLEN, MARRIED AND ROGER E. ALLEN, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUCAS LORENZO TRUJILLO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 31 on The Plan of Section Two, Elysian Meadows Addition, as record in Book 2663, Page 101, Register's Office for said County.

Said Lot No. 31 fronts 104.17 feet the South side of Briarwood drive, as measured around a curve, and extends back 356 on the easterly line and 368.4 feet on the Westerly line to a dead line in the rear on which it measures 23.8 feet.

Being the same property conveyed to Roger E. Allen, Sr., and wife, Elda R. Allen by Warranty deed from Granville S. Barnes and wife, Kathleen S. Barnes of record in Book 4397, page 729, Register's Office for Davidson County, Tennessee, dated February 12, 1970 and recorded on February 13, 1970.

The said Elda R. Allen having died on or about September 18, 1993, leaving Roger E. Allen, Sr. the surviving tenant by the entirety. The said Roger E. Allen, Sr. having died on or about July 7, 2009. The Last Will and Testament of Roger E. Allen, Sr., having been admitted to propbate on August 18, 2009, Docket No. 09P1169, in the Chancery Court for Davidson County, Tennessee, devised a life estate in subject property to Roger Edwin Allen Jr,. with remainder upon his death to Roger Edwin Allen III and James Troy Allen. The said Roger Edwin Allen Jr., having died on February 19, 2022, at which time subject property having vested inRoger Edwin Allen III and James Troy Allen.

Said property is not and has never been the primary marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2859, Page 403, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5703, Page 146, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5613, Page 344, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4817 Briarwood Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 4th DAY OF MAY, 2022.

James Troy Allen

Roger E. Allen, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES TROY ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

01/11/26
RT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER E. ALLEN, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

01/11/26
RT

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212