Karen Johnson Davidson County
Batch# 857483 DEEDWARR
05/18/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20220518-0057214

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen H. Clark, unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Renton Allison, an unmarried man and Jill Farnham-Dunham, an unmarried woman, as joint tenants with common law rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 22 in West Grove Subdivision, a Plan of which is of record in Book 421, Page 85, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the north side of Murphy Road and runs back between parallel lines 164.4 feet to the southerly margin of an alley.

Being the same property conveyed to Ellen H. Clark, by deed dated 06/05/2007, and recorded 06/07/2007, from Peter J. Swarr, married, of record in Instrument Number 20070607-0068256, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3912 Murphy Road, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jill Dunham **Peter Renton Allison** **3912 Murphy Road** **Nashville, TN 37209**	Legacy Home Loans LLC 1036 Stearman Drive, Suite 6 White House, TN 37188	**104-05-0-005.00**

WITNESS THE EXECUTION HEREOF this 9th day of May, 2022.

Ellen H. Clark

State of Tennessee)
County of Davidson)

On this 9th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ellen H. Clark, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA V. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,125,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of May, 2022.

Notary Public

My Commission Expires: 5-5-2025

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 05/11/2022 ____ (date of document).

Affiant Signature

05/11/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025