WARRANTY DEED

Karen Johnson Davidson County
Batch# 859381 DEEDWARR
05/20/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20220520-0058480

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harley Ryan Allen	Regions Bank dba Regions Mortgage	171030A06500
(NAME)	(NAME)	
4840 Manassas Drive	PO Box 200401	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Florence, SC 29502	
(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 considerations, the receipt of which is hereby acknowledged, I/we **James F McCollum Jr. and Susan A. McCollum, hereinafter** called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Harley R. Allen and Whitney R. Allen, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 164, Section Two, Fredericksburg, as shown by plat of record in Plat Book 7900, Page 640, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James F. McCollum, Jr. and Susan A. McCollum, husband and wife by Warranty Deed from Jodi Calaway, an unmarried woman, dated 09/26/2008 and recorded 10/02/2008, of record in Instrument 200810020099927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 7900, Page 640, (2) All matters shown on the Boundary plat of record in Plat Book 7900, Page 509, (3) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage Water Mains and Appurtenances Easement recorded in Book 7358, Page 643, (4) Covenants, conditions, easements and restrictions recorded in Book 7798, Page 843, (5) Covenants, conditions, easements and restrictions recorded in Book 8920, Page 65 and Amendment Declarations of record in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, (6) Easement of recorded in Book 7851, Page 712, (7) Deed of Conveyance of recorded in Book 9698, Page 81, and Book 9898, Page 124, (8) Corporation Charter (Non Profit) of Fredericksburg Homeowners Association of record in record in Book 8920, Page 40, (9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easements recorded in Book 7993, Page 269, and (10) Bylaws of Fredericksburg Homeowners Association of record in Book 8920, Page 45 and Amendment to Bylaws of record in Book 10694, Page 539, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4840 Manassas Drive, Brentwood, TN 37027

(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 nterest thereto belonging to the said GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12th day of May, 2022.

James F McCollum Jr.

Susan A. McCollum

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F McCollum Jr. and Susan A. McCollum, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2022.

Notary Public:
My Commission Expires: February 20, 2025

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 May 12, 2022.

Affiant Signature

May 13, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of May, 2022.

Notary Public

(SEAL)

My Commission Expires: 2-24-26

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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