Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ VRES 22507

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $455,000.00

Affiant

Subscribed and sworn to before me this 19th day of May, 2022.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 859626 DEEDWARR
05/20/2022 11:06:41 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220520-0058807

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrea Franden and Mark Fahey 507 Holly Hill Court Nashville, TN 37221	new owner	142-11-0-044

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Raymond R. Alley and Elizabeth B. Alley, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrea Franden and Mark Fahey, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 92 on the Plan of Valley West, Section Two, as of record in Plat Book 3600 Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Raymond R. Alley and wife, Elizabeth B. Alley by deed from Nancy Cushman, an unmarried person of record in Book 10597 Page 122, Register's Office for Davidson County, Tennessee, and dated August 28, 1997.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Valley West of record in Plat Book 3600 Page 86 Register's Office for Davidson County, Tennessee.

This property is improved property known as 507 Holly Hill Court, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 19th day of May, 2022.

Raymond R. Alley by Elizabeth B. Alley Attorney-in-Fact
Raymond R. Alley by Elizabeth Alley, his Attorney-In-Fact

Elizabeth B. Alley
Elizabeth B. Alley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of May, 2022, before me personally appeared Elizabeth B. Alley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Raymond R. Alley acknowledged that such person executed the same as the free act and deed of Raymond R. Alley.

Notary Public

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires 2/12/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of May, 2022, before me personally appeared Elizabeth Alley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2022.

Notary Signature
My commission expires: 2/12/27

