This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17576-CC

Karen Johnson Davidson County
Batch# 869428 DEEDWARR
06/10/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20220610-0066222

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2022.

Notary Public
My Commission Expires: 3/3/2025

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	049-00-0-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Daniel Christopher Allen and LaQuiche Allen, Husband and Wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, Surveyor, January 14, 1958, as follows:

BEGINNING at a point on the easterly margin of State Highway No. 112 (Nashville to Clarksville Highway), said point being 313 feet North of the North margin of Stevens Lane and said Highway; thence, North 87 deg. 10 min. East 305 feet to an iron pin on the center line of Tennessee Natural Gas Line; thence, North 3 deg. 50 min. West 120 feet to a point and iron pin; thence, South 87 deg. 10 min. West 300 feet to an iron pin on the easterly margin of the said State Highway No. 112; thence with the easterly margin of the same, southerly 120 feet to the point of beginning.

Being the same property conveyed to Daniel Christopher Allen and LaQuiche Allen, Husband and Wife, by Quit Claim Deed from Terri L. Allen, a widow, Michael Lewis Allen, unmarried, Daniel Christopher Allen and LaQuiche Allen, Husband and Wife, dated June 1, 2022, of record in Instrument No. 202206100066221, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Terri L. Allen, by Quitclaim Deed from Frank T. Allen, dated February 28, 2005 and recorded on April 22, 2005, of record in Instrument No. 20050422-0045161, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed in Instrument No. 20050422-0045160, Quitclaim Deed in Instrument No. 20050422-0045159, Quitclaim Deed in Instrument No. 20050422-0045158, Quitclaim Deed in Instrument No. 20050422-0045157, Quitclaim

Deed in Instrument No. 20050422-0045156, Affidavit of Heirship in Instrument No. 20050422-0045155 and Warranty Deed in Book 7736, Page 541.

This is improved property located at: **4642 Clarksville Pike, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2022.

GRANTOR:

Daniel Christopher Allen

LaQuiche Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Christopher Allen and LaQuiche Allen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of June, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025

202206100066222

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/01/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM