When recorded, return to:
Foundation Title & Escrow
277 Mallory Station Road
Suite 102
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17959-KS

Karen Johnson Davidson County
Batch# 890673 DEEDWARR
07/19/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220719-0082302

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $413,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2022.

Notary Public
My Commission Expires: 3-17-25

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Fulton 1070 Woodbury Falls Drive Nashville, TN 37221	Elizabeth Fulton 1070 Woodbury Falls Drive Nashville, TN 37221	128 12 0C 070.00

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,

Michael K. Allen, an unmarried man and Rae Lynn M. Waguespack, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Fulton, an unmarried woman, hereinafter called the Grantee, her heirs and 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 1070, Woodbury, a Planned Unit Development, as shown on plat of record in Instrument No. 20050216-0017693, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael K. Allen, a Single Man and Rae Lynn M. Waguespack, a Single Woman, by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, of record in Instrument No. 20081202-0116828, in the Register's Office of Davidson County, Tennessee, dated November 25, 2008 and recorded on December 02, 2008.

This is improved property located at: **1070 Woodbury Falls Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 11th day of July, 2022.

GRANTOR:

Michael K. Allen

Rae Lynn Waguespack

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael K. Allen and Rae Lynn Waguespack, 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 11th day of July, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 11, 2022**.

Date

Affiant Signature

07/15/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY