Karen Johnson Davidson County
Batch# 891389 DEEDWARR
07/20/2022 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,779.70
20220720-0082962



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37167-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $481,000.00. Affiant Subscribed and sworn to before me this 19th day of July, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracy L. Allensworth 7312 Campton Road Nashville, TN 37211	New Owner	Map and Parcel No.: 181 01 0A 159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Lacy and Adam Lacy, wife and husband (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Tracy L. Allensworth, an unmarried woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7312 Campton Road, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19th day of July, 2022.

GRANTORS:

Jennifer Lacy

Adam Lacy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lacy and Adam Lacy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80, Section Five, Sugar Valley, Section Five, Sugar Valley, R20 Residential P.U.D., as shown on Plan of Record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Adam Lacy and Jennifer Lacy, Husband and Wife, by Quitclaim Deed from Jennifer Lacy (Formerly Known as Jennifer A. Anderson), Married and Barbara Yudiskas, Married, of record in Instrument No. 20161123-0123573, in the Register's Office of Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 2016.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Sugar Valley, R20 Residential P.U.D., as recorded in Instrument No. 20001204-0118880.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Marshall T. Polk's Farm, as recorded in Plat Book 421, Page(s) 146.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Sugar Valley, R20 Residential P.U.D., as recorded in Plat Book 9700, Page(s) 374.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14, as Supplemented in Instrument No. 20040203-0013041.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001205-0119527 and Instrument No. 20150602-0051014.
7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030708-0093637.
8. Easement for Ingress and Egress, recorded in Book 5674, Page 863.
9. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 202 and Book 9487, Page 901.
10. Easement for Right of Way, recorded in Book 11436, Page 750.
11. Easement for Sanitary Sewer Line, recorded in Instrument No. 20010404-0032941.
12. Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 19, 2022.

Affiant Signature

07/19/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19th day of July, 2022

Notary Public

Notary's Seal:

