Karen Johnson Davidson County
Batch# 898733 DEEDWARR
08/04/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20220804-0088853

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **339,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **29th day of July, 2022**

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(Affix Seal)

C22-124

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria E. Bascetta and Gilbert O.Goodman II	Community Mortgage	
1250 Fernbank Drive	3 Art College Blvd. Ste 220	**05209010800**
Madison, TN 37115	Lawrenceville GA 30043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Caleb Allen and Chelsea Allen** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Maria E. Bascetta, a Single Person and Gilbert O. Goodman,II a Single Person, as Joint Tenants with Rights of Survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1250 Fernbank Drive, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Montague Park Subdivision, of record in Plat Book 421, Page 141, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Caleb Allen and Chelsea Allent,by QuitClaim Deed from Chelsea Allen aka Chelsea Lauren Hawkins dated 05/31/2018 and filed for record on 05/31/2018 of record in Instrument No. 20180531-0052033 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **1250 Fernbank Drive, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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.

Witness our hands this 29th day of July, 2022.

Caleb Allen

Chelsea Allen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caleb Allen and Chelsea Allen** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2022.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mathis, 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 August 4, 2022 (date of document).

Affiant Signature

August 4, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025