Karen Johnson Davidson County
Batch# 902973 DEEDWARR
08/12/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220812-0091948

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $195,000.00.

Affiant

Subscribed and sworn before me this the 12th day of August, 2022.

Notary Public
My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Gregory Allen 1301 Neelys Bend Road #45 Madison, TN 37115	New Owner	052-16-0A 045.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLE LYNNE OWENS, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DANIEL GREGORY ALLEN, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, being Unit No. E-45, on the Plan of Neely's Bend Condominium, as established by the Master Deed of record in Book 5483, Page 86, as amended in Book 8277, Page 314, and as shown on the plan of record in Book 5200, Page 200, as amended in Book 6119, Page 322, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nichole Lynne Owens, by deed dated 07/23/2020, from Try Properties, a Tennessee general partnership, of record in Instrument No. 20200724-0081494, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 Neelys Bend Road #45, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MD

Witness my hand this the 12th day of August, 2022.

Nichole Lynne Owens

Nichole Lynne Owens

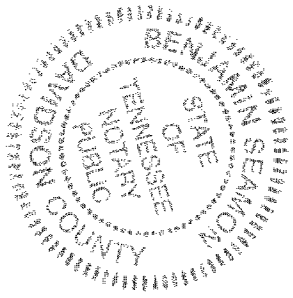
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nichole Lynne Owens**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2022.

My commission expires: 9-6-22

Notary Public



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/12/22 (date of document).

Jennifer L. Pennell

8/12/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of August, 2022.

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026