WARRANTY DEED

Karen Johnson Davidson County
Batch# 938894 DEEDWARR
11/07/2022 02:52:36 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20221107-0119693

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Nicole Allen
Affiant

Subscribed and sworn to me on 11/04/22.

NOTARY PUBLIC

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicole Elizabeth Allen Christopher Menard 408 Summit Oaks Drive Nashville, TN 37221	Wells Fargo Bank PO Box 51162 Los Angeles, CA 90051-5462	128 16 0B 047.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Creta Yvonne Larson, an unmarried woman**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Nicole Elizabeth Allen and Christopher Menard, wife and husband**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47, as shown on the Plan of Phase One Summit Oaks of record in Instrument No. 20020129-0011883, Register's Office for Davidson County Tennessee.
>
> Being the same property conveyed by Warranty Deed from Southern Home Builders, LLC to Creta Yvonne Larson, a married woman, dated July 17, 2006, of record as Instrument No. 20060718-0086553, said Register's Office.
>
> This is Improved property, known as 408 Summit Oaks Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 11/04/22.

Creta Yvonne Larson

Creta Yvonne Larson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/04/22, before me personally appeared Creta Yvonne Larson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 11/04/22.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

