Karen Johnson Davidson County
Batch# 951259 DEEDWARR
12/13/2022 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221213-0129393

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21ST day of NOVEMBER, 2022, by and between, **Adam Allan and Megan M. Allan, Husband and Wife, Tenants by the Entirety,** ("Grantors") and **Adam Stuart Allan and Megan Michelle Allan, Trustees, or their successors in trust, under Allan Family Revocable Living Trust, dated May 17, 2022, and any amendments thereto.**("Grantee")

WITNESSETH: That for and in consideration of the sum of $0.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the County of **Davidson,** state of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132, on the plan of Poplar Creek, a Planned Unit Development, Phase II, of record in Book 6900, pages 339 and 347; amended in Book 7900, pages 888-889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Allan and Megan M. Allan, Husband and Wife, by Warranty Deed from Eddie Admony and wife, Rivka Admony, dated 10/01/2018, recorded 10/09/2018, of record in Instrument No. 20181009-0099909, in the Register's Office for Davidson County, Tennessee. (Actual Consideration was $415,000.00)

The address of the herein described property is believed to be 1308 Forrest Oaks Court North, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Map Parcel Number: 155-08-0-C-132.00 CO

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantees that is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for:

And it does further covenant and bind itself, its 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 the signature of the said party of the first part the day and year first above written.

Adam Allan, Grantor

Megan M. Allan, Grantor

[Notary Acknowledgement on Next Page]

State of Tennessee)
) ss.:
County of DAVIDSON)

On the 21ST day of NOVEMBER in the year 2022 before me, the undersigned, personally appeared **Adam Allan and Megan M. Allan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(Signature and office of individual taking acknowledgment.)

Jacob Brown
State of Tennessee Notary Public
County of Davidson

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(FOR RECORDING DATA ONLY)

Property Address:
1308 Forrest Oaks Court N
Nashville, TN 37221

Property Owner:
Allan Family Revocable Living Trust
1308 Forrest Oaks Court N
Nashville, TN 37221

Ward, Block & Parcel Number:
155-08-0-C-132.00 CO

Mail Tax Bills to:
Allan Family Revocable Living Trust
1308 Forrest Oaks Court N
Nashville, TN 37221

Recording requested and PREPARED by and Return to:
Kyler Kohler, Ostermiller & Sorensen, LLP
15 S 1st E, Ste. 200
Rexburg, ID 83440

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Adam Allan, Affiant

Megan M. Allan, Affiant

Subscribed and sworn to before me this 21st day of November, 2022.

Jacob Brown
State of Tennessee
Notary Public
County of Davidson

Notary Public Seal

Tennessee Certification of Electronic Document

I, Whitney Ackerman, 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 11/21/22 (date of document).

Whitney Ackerman
Affiant Signature

12/2/22
Date

State of Idaho

County of Madison

Sworn to and subscribed before me this 2 day of December, 2022.

SAVANNAH R ANDERSEN
Notary Public - State of Idaho
Commission Number 20223926
My Commission Expires Aug 19, 2028

Notary's Signature

MY COMMISSION EXPIRES: Aug 19, 2028

NOTARY'S SEAL