Karen Johnson Davidson County
Batch# 964069 DEEDWARR
01/24/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230124-0005513

WARRANTY DEED

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-22-6400

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2022-12-9343B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Kylie Haworth and Harris Haworth wife and husband	Wesley Mortgage, LLC Servicing Department	155-08-0A-055.00
(NAME)	(NAME)	
6400 Sugar Maple Lane	9009 Carothers Pkwy, Suite A-3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DONNA S. ALLEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLIE HAWORTH AND HARRIS HAWORTH WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Subdivision for Phase 1 of Poplar Creek Estates, of record in Book 6250, Page 647, in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven J. Allen and wife, Donna Sue Allen, from Benchmark Properties, Inc., an Oklahoma Corporation, by Warranty Deed dated September 21, 1988, recorded September 29, 1988, in Book 7664, Page 285, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Donna S. Allen from Steven J. Allen, pursuant to the terms of Divorce Decree and Marital Dissolution Agreement, by Quitclaim Deed dated March 10, 2005, recorded March 17, 2005, in Instrument No. 20050317-0029396, in the Register's Office of Davidson County, Tennessee.

Donna Sue Allen and Donna S. Allen being one and the same person

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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 and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of January, 2023.

Donna S. Allen

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Donna S. Allen** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2023.

Commission Expires: 4-23-2023

Notary Public



Certificate of Authenticity

I, Kristen Ladines, 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 January 24, 2023.

Affiant Signature

1/24/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 24 day of January, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

File No. RES-22-6400