WARRANTY DEED

Karen Johnson Davidson County
Batch# 966328 DEEDWARR
02/02/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,652.05
20230202-0007567

File No. EM-23-3882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meagan E. Ahrens	New Owner	
(NAME)	(NAME)	
4044 Stonybrook Drive		141-06-0C-091.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/we, **Anthony M. Allen and Jennifer B. Allen, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meagan E. Ahrens, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 86 on the Plan of Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Allen and Jennifer Buckley, by Warranty deed from Elizabeth M. Moore f/k/a Elizabeth M. Murrah and Wes A. Moore, wife and husband, of record in Instrument No. 20050824-0100910, Register's Office for Davidson County, Tennessee, dated August 05, 2005 and recorded on August 24, 2005.
Being the same property conveyed to Anthony M. Allen and Jennifer B. Allen, husband and wife, by deed from Anthony M. Allen a/k/a Anthony Allen and Jennifer B. Allen, f/k/a Jennifer Buckley, husband and wife of record in Instrument No. 20110805-0060302 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 05, 2011.

This is property more commonly known as 4044 Stonybrook Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 my/our hand this 1st day of February, 2023.

Anthony M. Allen

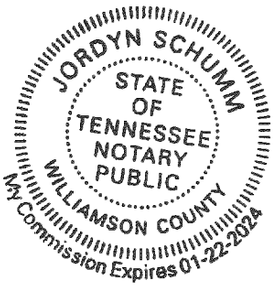
Jennifer B. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2023, before me personally appeared Anthony M. Allen and Jennifer B. Allen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of February, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Nick Harris, 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 **February 1, 2023**.

Affiant Signature

2/1/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

