THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243586** Karen Johnson Davidson County Batch# 978195 DEEDWARR 03/08/2023 10:37:22 AM 2 pgs Fees: $13.00 Taxes: $2,312.50 20230308-0016660	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2023. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Tracey L Robinson 4400 Belmont Park Terrace #153 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 03 0B 153.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Allen Cunningham, individually and as the Executor of the Estate of Grace Scruggs Allen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracey L. Robinson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 153, on the Plan of Section Three, Arden Place, as of record in Plat Book 4660, Page 152, Register's Office for said County, reference to plat which is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Charles E. Allen and wife, Grace S. Allen, by Warranty Deed from Lincoln W. Moman and wife, Toni Wine Moman, of record in Book 6440, Page 508, in the Register's Office of Davidson County, Tennessee, dated November 30, 1984 and recorded on December 05, 1984.

Being the same property conveyed to Grace S. Allen, by Quit Claim Deed from Charles E. Allen and wife, Grace S. Allen, of record in Book 9539, Page 919, in the Register's Office of Davidson County, Tennessee, dated November 30, 1994 and recorded on December 06, 1994. The said Grace S. Allen died on September 30, 2022, testate, devising subject property to Jennifer Allen Cunningham. See Probate Case No. 22P-2205, Davidson County Circuit Court.

Subject property is not the primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Arden Place, as recorded in Plat Book 4660, Page 152.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455; supplemented in Book 4916, Page 277; amended in Instrument Nos. 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164.

This is improved property located at 4400 Belmont Park Terrace #153 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2023.

Jennifer Allen Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer Allen Cunningham**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

The Estate of Grace Scruggs Allen

By: _____
Jennifer Allen Cunningham, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Allen Cunningham**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Executor of The Estate of Grace Scruggs Allen**, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026