Karen Johnson Davidson County
Batch# 988991 DEEDWARR
04/05/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20230405-0024928

WARRANTY DEED

CALLAHAN-H23042

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF April, 2023.

(Affix Seal) Notary Public

My Commission Expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Adrienne Christopher and Zachary M. Callahan, wife and husband	NEW OWNER	81-8-4B-23 CO
1813 7th Avenue N, #105		
Nashville, TN 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CRIS ALLYN, AN UNMARRIED MAN, 50% UNDIVIDED INTEREST, AND TAYLER ALIFF, AN UNMARRIED WOMAN, 50% UNDIVIDED INTEREST, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ADRIENNE CHRISTOPHER AND ZACHARY M. CALLAHAN, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property situated in Davidson County, Tennessee.

Being Unit No. 23, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc. of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cris Allyn, an unmarried man, 50% undivided interest, and Tayler Aliff, an unmarried woman, 50% undivided interest, joint tenants with right of survivorship by deed from Justine K. Hook, unmarried of record in Instrument No. 202012010139470, recorded on 12/01/2020, Register's Office for Robertson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1813 7th Avenue N, #105, Nashville, Tennessee 37208 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 3rd day of April, 2023 :

Cris Allyn

Tayler Aliff

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named CRIS ALLYN, AN UNMARRIED MAN, 50% UNDIVIDED INTEREST ,AND TAYLER ALIFF, AN UNMARRIED WOMAN, 50% UNDIVIDED INTEREST, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 3rd day of April, 2023.

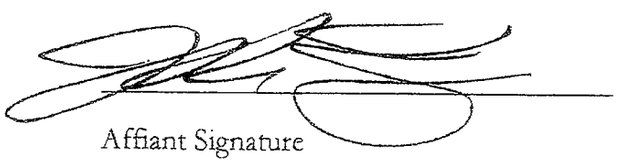
Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Certificate of Authenticity

I, Joshua A. Terry, 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 4/3/2023.



Affiant Signature

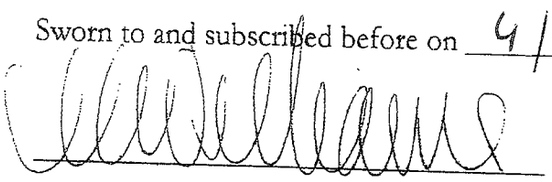
4/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/5/2023.



Notary Public

My Commission Expires: 5.23.23

