WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-20-2025

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-0230-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1030345 DEEDWARR
07/25/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230725-0057343

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Quinonez and Brian Hite	**Champions Funding, LLC**	
(NAME)	(NAME)	**051 03 0 015.00**
230 Beverly Drive	**365 East Germann Road, Ste 140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	**Gilbert, AZ 85297**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARK S. ALLEN AND WIFE, WENDY A. ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE QUINONEZ, AN UNMARRIED PERSON, AND BRIAN HITE, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Blair Heights, Section One, as of record in Plat Book 2133, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark S. Allen and wife, Wendy A. Allen, by Warranty Deed from Robert Broughton Landham and wife, Cynthia Norwood Landham, of record in Book 10438, Page 686, in the Register's Office of Davidson County, Tennessee, dated April 24, 1997 and recorded on May 02, 1997.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Blair Heights, Section One, as recorded in Plat Book 2133, Page(s) 18.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **230 Beverly Drive, Madison, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th day of July, 2023.

Mark S. Allen

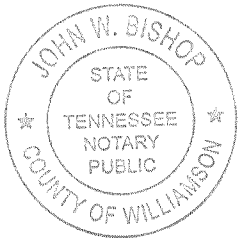
Wendy A. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2023, before me personally appeared Mark S. 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 24th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

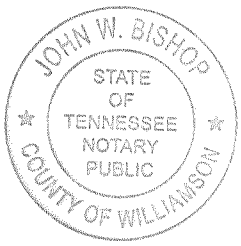


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2023, before me personally appeared Wendy A. 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 24th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, Pam Ashby, 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 this the 24th day of July, 2023.

Affiant Signature

Date 7/24/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-22-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON