This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1723-TC

Karen Johnson Davidson County
Batch# 1031678 DEEDWARR
07/27/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230727-0058081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

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

Subscribed and sworn to before me, this the 27th day of July, 2023.

Notary Public
My Commission Expires: 8-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Linden Allen, III and Emily Walters 905 Vantrease Road Madison, TN 37115	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	051 03 0 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Emily Blevins and Mark Blevins, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward Linden Allen, III and Emily Walters, husband and wife,** 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. 63 on the Plan of Stratton Heights of record in Book 1835, Page 13, 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 Emily Ghearing, unmarried and Patrick L. Crouch, married by Warranty Deed from Robert A. Patterson and wife, Shelly D. Patterson of record in Instrument No. 20100712-0054545 Register's Office for Davidson County, Tennessee, dated July 08, 2010 and recorded on July 12, 2010. Patrick L. Crouch died on August 21, 2015. Pam Basler crouch, Tim Crouch aka Timothy Thomas Crouch and Emily Crouch Blevins aka Emily Ghearing and Emily Blevins, are the sole Heirs at Law pursuant to Affidavit of Heirship of record in Instrument No. 20180627-0062215, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Emily Blevins fka Emily Ghearing, married, by Quitclaim Deed from Pamela Basler Crouch and Timothy Thomas Crouch, dated July 25, 2018 and recorded August 8, 2018, in Instrument No. 20180808-0077970, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tammy Mellons, Trustee by Quitclaim Deed from Emily Blevins dated September 13, 2021 and recorded September 23, 2021 in Instrument No. 20210923-0127967, Register's Office of Davidson County, Tennessee. Within the same Deed, Tammy Mellons, Trustee conveyed to Emily Blevins and Mark Blevins, wife and husband.

This is improved property located at: **905 Vantrease Road, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of July, 2023.

GRANTOR:

Emily Blevins

Mark Blevins

STATE OF TENNESSEE
COUNTY OF UNICOI

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Blevins and Mark Blevins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2023.

JOHN FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
CARTER COUNTY
My Commission Expires 02-07-2026

Notary Public
My Commission expires: 2-7-2026

True Copy Certification

I, **Tonya Cherry,** 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 26 day of July, 2023.

Affiant Signature
Date 7/27/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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