This instrument prepared by
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-1781-SL

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1037741 DEEDWARR
08/14/2023 09.35 05 AM 3 pgs
Fees. $18 00 Taxes $1,328 30

20230814-0062832

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $359,000 00

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2023

Notary Public
My Commission Expires

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Karen Rodriguez and Phillip Nielsen 4922 Barella Drive Nashveill, TN 37013	New Owner	162 03 0 310 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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Oneda Edmundson, Successor Trustee of The Omer and Jackie Allen Living Trust dated September 20, 2016, and any amendments thereto**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Karen Rodriguez, married and Phillip Nielsen, married, as joint tenants with right of survivorship** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, and being bound and described as follows, to-wit

Being known and designated as all of Lot No 144 on the Plan of Haywood Hills, Section 3, as shown on the plat of the same of record in Plat Book 4460, Pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows,

Beginning at a point in the easterly margin of Barella Drive, said point being common corner of Lot Nos 143 and 144, thence with the line between said two lots, eastwardly 94 40 feet to a point, thence northwardly 128 62 feet to the southerly margin of Tuscarora Drive, thence with the southerly margin of said Drive, Westwardly 116 73 feet to the beginning of a curve to the left; thence around said curve, which has a radius of 25 feet, 35 97 feet to the easterly margin of Barella Drive, thence with the easterly margin of said Barella Drive, southwardly 89 74 feet of the point of beginning

PARCEL ID 162 03 0 310 00

Being the same property conveyed to Omer C Allen and Oneda Edmundson, Trustees of the Omer and Jackie Allen Living Trust, dated September 20, 2016, and any amendments thereto by Quit Claim Deed from Omer C Allen and wife, Jackie N Allen of record as Instrument No 20161108-0118192, in the Register's Office for Davidson County, Tennessee, dated November 2, 2016 and recorded on November 8, 2016 and being the same property conveyed to Omer C Allen and wife, Jackie N Allen by Warranty Deed from Martin Construction Company of record as Book 4769, Page 449 in the Register's Office for Davidson County, Tennessee, dated December 3, 1973 and recorded on December 4, 1973

Omer C Allen died on August 17, 2022 in Davidson County, Tennessee leaving Oneda Edmundson as succesor trustee of the Omer and Jackie Allen Living Trust, dated September 20, 2016

This is ☒ improved or ☐ unimproved property located at **4922 Barella Drive, Antioch, TN 37013**

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

**The remainder of this page has been intentionally left blank with the signature on page 3 **

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2023

GRANTOR.

The Omer and Jackie Allen Living Trust dated September 20, 2016, and any amendments thereto

By. Oneda Edmundson
Oneda Edmundson, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Oneda Edmundson, Successor Trustee of The Omer and Jackie Allen Living Trust dated September 20, 2016, and any amendments thereto, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 11th day of August, 2023

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 3/3/26