G#36900-5

Box #14

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 the 15th day of September, 2023.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1050819 **DEEDWARR**
09/18/2023 09:51:16 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20230918-0072921

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carlos E. Whittaker	**Shelter Lending Services, LLC**	**146-15-0-044.00**
654 Oakley Drive	**1100 Virginia Drive, Suite 125**	
Nashville, TN 37220	**Fort Washington, PA 19034**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joy Allmond and Gregory Allmond, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos E. Whittaker, a married man

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 264, Haileywood Estates, Section 8-D, as shown on plat of record in Plat Book 3500, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property vested in Joy Allmond and Gregory Allmond, wife and husband, by Warranty Deed dated September 28, 2018, from Kathleen McCarthy Goff n/k/a Kathleen G. Weber, married, of record in Instrument No. 20181001-0096960, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 3500, Page 7, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in instrument of record in Book 3501, Page 476, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and for the subsequent years, not year due and payable.

This is improved (_X_) Unimproved (____) property, known as: **654 Oakley Drive, Nashville, TN 37220**

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 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. 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 **15th** day of **September, 2023.**

Joy Allmond

Gregory Allmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joy Allmond and Gregory Allmond,** the within named seller, 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 Nashville, Tennessee, this **15th** day of **September, 2023.**

Notary Public

My Commission Expires: 5/9/2026

