STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 1071847 DEEDWARR
11/15/2023 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20231115-0088925

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2023.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES:
File No. 23-19729

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alexis Kylie Spence (NAME)	Churchill Mortgage (NAME)	72-4-217
1452 Ardee Ave. (STREET ADDRESS)	1749 Mallory Lane Ste 100 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mary Diane Allison Marciel, James Earnest Allison, Barbara Jean Allison Williams, and Richard Lee Allison, Jeffrey Paul Allison, Cynthia Dawn Allison Miller, Bradley J. Allison, and Anthony Allison, all Devisees under the Last Will and Testament of Dallas P. Allison (A/K/A Dallas Paul Allison)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexis Kylie Spence, an unmarried woman**, 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:

Being the southerly part of Lot No. 3 on Block "F" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said part of said Lot No. 3 fronts 60 feet on the westerly side of Ardee Avenue (or Mildred Avenue), and runs back on the southerly line 150.3 feet along the northerly lines of Lots Nos. 1 and 2, and on the northerly line 150 feet to a dead line on which it measures 90.1 feet.

Being the same property conveyed to Dallas P. Allison and wife, Mattie B. Allison, by deed from Julie L. Mallernee, unmarried, of record in Book 4752, page 281, dated October 3, 1973, said Register's Office. Mattie B. Allison died on July 26, 1993, leaving Dallas P. Allison as the surviving tenant by the entirety. The said Dallas P. Allison then remarried Delores Jean Allison and Delores Jean Allison predeceased him on February 15, 2022. Dallas P. Allison, also known as Dallas Paul Allison died testate on April 27, 2023, devising said property Dallas Paul Allison, Jr., James Ernest Allison, Barbara Jean Allison Williams, Richard Lee Allison, and Mary Diane Allison Marciel, in equal shares, by will of record in Docket No. 23P1106, in the Seventh Circuit Court for Davidson County, Tennessee, Probate

Division. Dallas Paul Allison Jr., died on August 25, 2021, leaving Jeffery Paul Allison, Cynthia Dawn Allison Miller, Bradley J. Allison (A/K/A Bradley James Allison) and Anthony Allison (A/K/A Anthony Brian Allison), as his only Heirs-at-Law. For further reference see Affidavit of Heirship of record as Instrument No. 202311150088919, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signatures of James Earnest Allison, ~~Jeffrey Paul Allison, Cynthia Dawn Miller, Bradley J. Allison, and Anthony Allison~~ is signed by his/her duly appointed Attorney-in-fact Mary Diane Allison Marciel, pursuant to the Power of Attorney recorded in Instrument # 202311150088924 said Register's Office.

This is improved property, known as 1452 Ardee Ave, Nashville, TN 37216.

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.

Witness my/our hand(s) this 16th day of October, 2023.

Estate of Dallas P. Allison

By: Mary Diane Allison Marciel
Mary Diane Allison Marciel, Devisee

By: James Earnest Allison Devisee for Mary Diane Allison Marciel POA
James Earnest Allison, Devisee, by Mary Diane Allison Marciel, his/her Attorney-In-Fact

By: Barbara Jean Allison Williams
Barbara Jean Allison Williams, Devisee

By: Richard Lee Allison
Richard Lee Allison, Devisee

By: Jeffrey Paul Allison Devisee by Mary Diane Allison Marciel POA
Jeffrey Paul Allison, Devisee, by Mary Diane Allison Marciel, his/her Attorney-In-Fact

By: Cynthia Dawn Miller Devisee by Mary Diane Allison Marciel POA
Cynthia Dawn Miller, Devisee, by Mary Diane Allison Marciel, his/her Attorney-In-Fact

By: Bradley J Allison Devisee by Mary Diane Allison Marciel POA
Bradley J. Allison, Devisee, by Mary Diane Allison Marciel, his/her Attorney-In-Fact

By: Anthony Allison by Mary Diane Allison Marciel POA
Anthony Allison, by Mary Diane Allison Marciel, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of October, 2023, before me personally appeared Mary Diane Allison Marciel, Barbara Jean Allison Williams, Richard Lee Allison, 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 16th day of October, 2023.

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

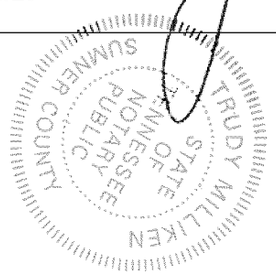
Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary Diane Allison Marciel, Attorney-in-Fact. James Earnest Allison, Jeffrey Paul Allison, Cynthia Dawn Miller, Bradley J. Allison, and Anthony Allison, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2023.

Notary Public My Commission Expires: 1/1/2026



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

The signatures of Jeffrey Paul Allison is signed by his/her duly appointed Attorney-in-fact Mary Diane Allison Marciel, pursuant to the Power of Attorney recorded in Instrument #_____202311150088920_____ said Register's Office.

The signatures of Cynthia Dawn Miller is signed by his/her duly appointed Attorney-in-fact Mary Diane Allison Marciel, pursuant to the Power of Attorney recorded in Instrumen t#_____202311150088921_____ said Register's Office.

The signatures of Bradley J. Allison is signed by his/her duly appointed Attorney-in-fact Mary Diane Allison Marciel, pursuant to the Power of Attorney recorded in Instrument #_____202311150088922_____ said Register's Office.

The signatures of Anthony Allison is signed by his/her duly appointed Attorney-in-fact Mary Diane Allison Marciel, pursuant to the Power of Attorney recorded in Instrument #_____202311150088923_____ said Register's Office.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/16/23.

Date

Celia Stewart-Rouse

Affiant Signature

10/16/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16th day of October, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

