WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081447 DEEDWARR
12/13/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20231213-0095996

File No. EY-23-5747

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
The Survivor's Trust created by the Chenault Living Trust	New owner	
(NAME)	(NAME)	091-16-0-094.00
154 S. Washington St.		
(ADDRESS)	(ADDRESS)	
Carpentersville, IL 60110		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Nancy Allen, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006**, HEREINAFTER CALLED THE GRANTEE, 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, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 407 and the easterly 10 feet of Lot No. 409 of Block No. 19 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for said County.

Said Lot No. 407 and part of Lot No. 409 front together 60 feet on the northerly side of Nevada, formerly Third Avenue, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Bill Clanton and his wife, Nancy A. Clanton by Warranty Deed from Jack Putman and his wife, Carolyn Putnam of record in Book 7485, page 692, Register's Office for Davidson County, Tennessee, dated March 4, 1988 and recorded on March 7, 1988.

Being the same property conveyed to Nancy Allen Clanton by Quitclaim Deed from Bill Clanton of record in Book 9760, page 350, Register's Office for Davidson County, Tennessee, dated August 3, 1995 and recorded on August 11, 1995.

Being the same property conveyed to Nancy Allen by Quitclaim Deed from Nancy Allen Clanton of record in Instrument No. 20211220-0167863 Register's Office for Davidson County, Tennessee, dated October 2, 2019 and recorded on December 20, 2021. Nancy Allen subsequently signed a General Durable Power of Attorney of record in Instrument No. 20231206-0094356, Register's Office for Davidson County, TN. Sarah K. Woods, first appointed as power of attorney, is unable to serve as the agent, thereby designating Allen N. Woods II as Power of Attorney.

This is property more commonly known as 4506 Nevada Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 8th day of December, 2023.

Nancy Allen by _____ her attorney-in-fact
Nancy Allen by Allen N. Woods II, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Allen N. Woods II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Nancy Allen**, and that this instrument was executed on behalf of the said Nancy Allen for the purposes therein contained pursuant to a General Durable Power of Attorney being recorded at Instrument No. **20231206-0094356**, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 8th day of December, 2023.

_____
Notary Signature
My commission expires:
5-9-2026

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 8, 2023**.

amyerger

Affiant Signature

December 12, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

12th day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires