WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093803 DEEDWARR
01/24/2024 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20240124-0004816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave., Suite 300
Nashville, TN 37203

File No.: 2023120186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rosa L. Park Properties LLC	New Owner C/O HOMEXPRESS MORTGAGE	
(NAME) 2028 Pulley Place	(NAME) 1936 EAST DEERE AVE SUITE 200	092-05-0-123.00
(ADDRESS) Nolensville, TN 37135	(ADDRESS) SANTA ANA, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 Dollars ($427,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DARRELL RAY ALLEN, REGINALD BERNARD ALLEN, VALERIE VIRGINIA ALLEN OWENS AND KAREN DARLENE ALLEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSA L. PARK PROPERTIES LLC** 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 the southerly 50 feet of Lot No. 78, as shown on the map entitled Plan of Homestead Addition, Estate of D.T. McGavock, of record in Book 57, page 9, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said Lot No. 78 fronts 50 feet, on the westerly side of Rosa L. Parks Boulevard (formerly 8th Avenue North), and runs back between parallel lines with the northerly margin of Buchanan Street, 160 feet to an alley.

Being the same property conveyed to SAM ELLA ALLEN, UNMARRIED, by deed from JAMES W. POMEROY AND WIFE, LOIS O. POMEROY, of record in Book 6066, page 595, dated May 27, 1983, said Register's Office.

SAM ELLA ALLEN died testate on or about May 21, 2023, devising said property to DARRELL RAY ALLEN, REGINALD BERNARD ALLEN, KAREN DARLENE ALLEN AND VALERIE VIRGINIA ALLEN OWENS, by will of record in Docket No. 23P1619, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record as Instrument No. 20230918-0073125, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1801 Rosa L Parks Blvd, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 22 Day of January 2024.

Darrell Ray Allen

Reginald Bernard Allen

Valerie Virginia Allen Owens

Karen Darlene Allen by Reginald Allen as Attorney in Fact by POA

Karen Darlene Allen by Reginald Allen as Attorney iin Fact by POA of record as Instrument No. 202401240004815, Register's Office For Davidson County, Tennessee

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Darrell Ray Allen and Reginald Bernard Allen and Valerie Virginia Allen Owens and Karen Darlene Allen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of January, 2024.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 22, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date January 22, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 22 day of January, **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

