WARRANTY DEED

File #2024010871

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-24-2027
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keltner Condra	New Owner	132-16-0-090.00
(NAME)	(NAME)	
617 Elaine Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1106321 DEEDWARR
03/01/2024 07:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240301-0014099

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, **Andrew Allen and Jennifer S. Allen, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keltner Condra, an unmarried 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 No. 608 on the Plan of Section Seven, Caldwell Hall of record in Plat Book 3300, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

.Being the same property conveyed to Andrew Allen, an unmarried man by Warranty deed from Amanda C. Burage and husband, John Burage of record in Instrument No. 20181120-0114306 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 20, 2018.

Being the same property conveyed to Andrew Allen and Jennifer S. Allen, husband and wife by Quitclaim Deed from Andrew Allen, a married man of record in Instrument No. 20200406-0036402 Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on April 06, 2020.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 1788, Page 108, Book 1788, Page 168 and Book 3279, Page 458, in the Register's Office for Davidson County, Tennessee,

unimproved ☐
This is improved ☒ property, known as **617 Elaine Drive, Nashville,TN,37211**

(House Number) (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.

Witness our hands this 28th day of February, 2024.

Andrew Allen

Jennifer S. Allen

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Andrew Allen and Jennifer S. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of February, 2024.

Commission expires:

6/22/26

Notary Public

Vanessa E. Allen
Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

CERTIFICATION

I, 2-28-24, 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 _____.

Affiant Signature

2-29-24

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of FEBRUARY 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY