Karen Johnson Davidson County
Batch# 1106446 DEEDWARR
03/01/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240301-0014275

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Same

OWNER AND PROPERTY ADDRESS
Gwyndolyn K. Allison
6701 Sunnywood Dr.
Nashville, TN 37211

PREPARED BY:
CHARLES PATTERSON, ATTY.
JOSEPH PATTERSON, ATTY.
1023 OLD HUMBOLDT ROAD
JACKSON, TN 38305
(on behalf of the Seller)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred ($100.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations, receipt of all of which is hereby acknowledged, the undersigned MELISSA JAN MAYS, a single woman have this day bargained and sold and by these presents does hereby transfer and convey unto

is GWYNDOLYN K. ALLISON, a single woman, that certain lot or parcel of land lying and being in Davidson County, Tennessee and being more particularly bounded and described as follows:

Map – Parcel Number 181-02-0B-023.00-CO

Land in Davidson County, Tennessee. Being Lot No. Twenty-three (23) on the Plan of Final Plat of Section Two, Sugar Valley Place, SP Development, a Planned Unit Development of record in Plat at Instrument No. 20140721-0064617, 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 real estate conveyed to Melissa Jan Mays, a single woman in Warranty Deed from Darya Borst and Joan Manuel Santana Vila, wife and husband dated December 11, 2023, of record in Instrument Number 202312120095671 in the Register's Office of Davidson County, Tennessee.

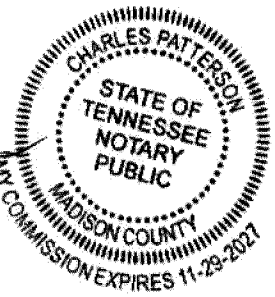
TO HAVE AND TO HOLD the above described real estate, together with the improvements thereon and the appurtenances thereunto belonging unto the said GWYNDOLYN K. ALLISON, a single woman, their heirs and assigns, forever.

GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, that she has a good and perfect right to sell and convey it, and that said real estate is free and unencumbered except for 1) the 2024 Property Taxes which will be prorated between the Grantee and Grantor as a

part of the consideration of this sale and conveyance; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; 5) building restrictions; and, 6) other matters of public record; and, that with the foregoing exceptions, Grantor will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 28 day of Feb, 2024.

Melissa Jan Mays

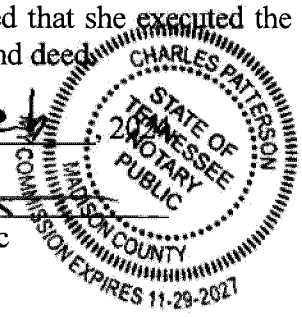


STATE OF TENNESSEE)
COUNTY OF MADISON)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, the within named Melissa Jan Mays with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that she executed the foregoing instrument for the purposes therein contained and as her free act and deed.

WITNESS MY HAND and Official Seal, this the 28 day of Feb, 2024.

Notary Public



My Commission Expires: 11/29/27

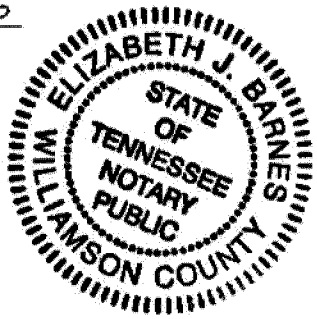
I, or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred (whichever is greater is $ 425,000.00

Affiant

Subscribed and sworn to before me this the 29th day of February 2024.

Notary Public

My Commission Expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 29, 2024.

J. Carlton Drumwright

February 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY