This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1119689 DEEDWARRSP
04/05/2024 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20240405-0024349

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
William Polk Alley &	Same	131-10-0-038.00
Victoria Rogers Alley		
1503 Harding Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and other good and valuable consideration, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ROY F. ALLEY and wife, MARY POLK ALLEY** ("Grantors") have this day bargained and sold and do hereby transfer and convey unto **WILLIAM POLK ALLEY and VICTORIA ROGERS ALLEY**, husband and wife, as tenants by the entirety, ("Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

> Land in Davidson County, Tennessee, being lot No. 115 on the Plan of Section Two, Seven Hills, as of record in book 2663, page 40, Register's Office for said County, and described as follows:
>
> Beginning at a point in the southerly margin of Harding Place at the corner of Lots Nos. 114 and 115; thence with the line between said lots southerly 173.53 feet to a point; thence south 64 degrees 30 minutes west 214.53 feet to a corner of Lot No. 116; thence with the line between said Lots Nos. 115 and 116, northwardly 270.34 feet to a point in the southerly margin of Harding Place; thence with the margin of the same, eastwardly 190 feet to the beginning.
>
> Being the same property conveyed to Roy F. Alley and wife, Mary Polk Alley by Installment Deed from Matilou Duke, a widow, of record in Book 4953, page 684, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $700,000.00.

Subscribed and sworn to before me this the 5th day of April, 2024.

Roy F. Alley
Affiant

Notary Public

My Commission Expires: [illegible]

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires MAY 31 2026

This is improved property, known as 1503 Harding Place, Nashville, Davidson County, Tennessee.

This conveyance is subject to o any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors' heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantors, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 5th day of April, 2024.

Roy F. Alley
ROY F. ALLEY

Mary Polk Alley
MARY POLK ALLEY

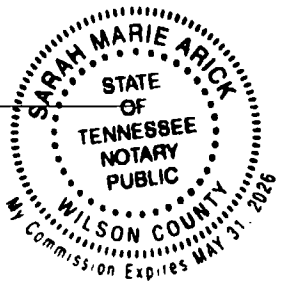
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY F. ALLEY and MARY POLK ALLEY, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: _____



Certificate of Authenticity

I, Sarah Arick, 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 April 5, 2024.

Date: 04/05/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 5, 2024.

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: NOV 8, 2027

Notary Public: R. Whitney Boyd

My Commission Expires: