This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $256,500.00.

Affiant

Subscribed and sworn before me this the 8th day of April, 2024.

Notary Public
My commission expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1122214 DEEDWARR
04/12/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $949.05
20240412-0026154

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Herman May	CMG Mortgage, Inc. dba CMG Home Loans	104-02-0A 033.00
201 Acklen Park Dr #33	3160 Crow Canyon Rd. Suite 400	
Nashville, TN 37203	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRETTE LILYANN ALLISON, A SINGLE WOMAN, AND JASON ALLISON, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER HERMAN MAY, AN UNMARRIED MAN, AND LILIANA ARIDA-MOODY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of said unit, together with an undivided 1/34 interest in all common areas.

Being the same property conveyed to Brette Lilyann Allison, a single woman, and Jason Allison, a married man, by deed dated 11/02/2021, from Barbara Joan Browning and Beverly Anne Browning, Co-Executors of the Estate of Elizabeth Meggs Browning, and Barbara Joan Browning and Beverly Anne Browning, Co-Trustees of the Elizabeth Meggs Browning Family Trust, and Barbara Joan Browning and Beverly Anne Browning, devisees under the will of Elizabeth Meggs Browning, of record in Instrument No. 20211109-0149249, as corrected in Instrument No. 20220902-0098893, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 201 Acklen Park Dr #33, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of April, 2024.

Brette Lilyann Allison

Jason Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brette Lilyann Allison and Jason Allison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2024.

My commission expires: 06/14/2026

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8, 2024.

Affiant Signature

04/12/2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of April, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027