WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $529,000.00.

Affiant

Subscribed and sworn to me on 04/12/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1122937 DEEDWARR
04/15/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20240415-0026853

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Allen 904 Catlow Ct. Brentwood, TN 37027	NEW OWNER	171 04 0C 033.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Debra L Pease, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Allen and Victoria Garcia, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 33, as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701, corrected in Instrument No. 20051025-0128696, as amended in Instrument Nos. 20170227-0019506, 20170227-0019505 and 20180827-0084426. P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Debra L. Pease, an unmarried woman by Warranty Deed from Dorris Ziehr, of record in Instrument No. 20200304-0023671, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded March 4, 2020.
>
> This is improved property, known as 904 Catlow Ct., Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 04/ 11 /24.

Debra L Pease

STATE OF Florida
COUNTY OF Pinellas

On 04/ 11 /24, before me personally appeared Debra L Pease, to me known (or proved to me on the basis **of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.** By means of physical presence. ID Produced: Drivers License.

Witness my hand and official seal on 04/ 11 /24.

NOTARY PUBLIC Crystal Davis

My Commission Expires: Aug 30th 2026

CRYSTAL DAVIS
Notary Public - State of Florida
Commission # HH 267025
My Comm. Expires Aug 30, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 11, 2024.

John Cobb Rochford

April 11, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 11, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025