Karen Johnson Davidson County
Batch# 1125915 DEEDWARR
04/23/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240423-0028866

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

2024-03-1598

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Chase M. Larsen and Grace E. Larsen<br>1504 Sprucedale Drive<br>Nashville, TN 37013 | Rocket Mortgage, LLC<br>1050 Woodward Avenue<br>Detroit, MI 48226 | Map/Parcel<br>175-02-0B-003.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mallory H. Allgood**, an unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Chase M. Larsen and Grace E. Larsen, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being all of Unit No. 103, on the Plan of Old Hickory Commons, Section 1, a Planned Unit Development according to plat and survey as shown as Exhibit "D" to the Master Deed appearing of Record In Instrument Number 20080317-0026338, as of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and Description of said Lot.

Being the same property conveyed to Mallory H. Allgood by Warranty Deed from Thao Phuong Nguyen of record in Instrument No. 20161101-0115580 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 01, 2016.

This conveyance is subject to the following: Metro Nashville Property taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1504 Sprucedale Drive, Nashville, TN 37013.

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 heir sand assigns forever; and the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she 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 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.

Effective the 19 day April, 2024.

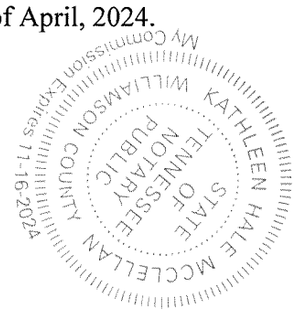
Mallory H. Allgood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19 day of April, 2024, before me personally appeared Mallory H. Allgood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of April, 2024.

Notary Signature
My commission expires:



**True Copy Certification**

I, **Tammy Carney,** 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 this the 19th day of April, 2024.

Tammy Carney

Affiant Signature
Date 4/19/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

