Karen Johnson Davidson County
Batch# 1138673 DEEDWARR
05/23/2024 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20240523-0038546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-P-24-130A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerry Dempsey and Deborah Dempsey Jennifer Martin	Rocket Mortgage, LLC	
(NAME) **11449 Flatwoods Road**	(NAME) 1050 Woodward Avenue	**105-07-4N-001.00**
(ADDRESS) **Alexandria, KY 41001**	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISON ALLEN AND DAVID JUSTIN ALLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY DEMPSEY AND DEBORAH DEMPSEY, MARRIED TO EACH OTHER AND JENNIFER MARTIN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 130 Rains Avenue Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 130 Rains Avenue Residences, as set forth in Exhibit "B" of record in Instrument No. 20171024-0108781, 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 property conveyed to Alison Claire Sadler, an unmarried woman and David Justin Allen, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from Chan McCullough, married of record as Instrument No. 20190506-0042361 in the Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded on May 6, 2019.

The said Alison Claire Sadler and David Justin Allen having since married. Alison Clair Sadler is N/K/A Alison Allen.

This conveyance is subject to:
- Property taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions and easements contained in the Declaration of Restrictions of record in Instrument No. 20171024-0108781, in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- Charter of record in Instrument No. 20171101-0111894, in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20180205-0011741 and Instrument No. 20181114-0112169, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **130 A Rains Ave , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF MAY, 2024.

David Allen by Margaret Means,
Attorney in Fact

Alison Allen by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALISON CLAIRE ALLEN AND DAVID JUSTIN ALLEN, and who acknowledged he/she/they executed the same as the free act and deed of the said ALISON CLAIRE ALLEN AND DAVID JUSTIN ALLEN.

Witness my hand and official seal, this the 16th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 16, 2024**.

Affiant Signature

May 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25