24-4852

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1143966 DEEDWARR
06/06/2024 10:54:43 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20240606-0042432

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sean L. Allison and William B. Allison, III and Chris A. Allison	UNITED WHOLESALE MORTGAGE	108 12 0B 251.00
(NAME) 113 New Haven Ct.	(NAME) 585 SOUTH BLVD E.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) PONTIAC, MICHIGAN, 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Crawford, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sean L. Allison, a single man and William B. Allison, III, a married man and Chris A. Allison, a married woman, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Final Plat, Section Two, Harborview Final Phase, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Crawford, single man from Patrick H. Hernandez by Warranty Deed dated October 11, 2016 and recorded on November 8, 2016 in Instrument No. 20161108-0117983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 113 New Haven Ct., Nashville, TN 37214

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 and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 31st day of May, 2024.

John Crawford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John Crawford, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2024.

Notary Public

My Commission Expires:

(SEAL)

