WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145238 DEEDWARR
06/10/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20240610-0043380

File #24-PA-0713-BM

(SEAL)
CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/22/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edgar Hernandez Garcia	**New Owner**	
(NAME)	(NAME)	**098 05 0A 051.00**
713 Hallcrest Ct		
(ADDRESS)	(ADDRESS)	
Nashville TN 37076		
(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,

STEVEN J. ALLEN AND JESSICA B. ALLEN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EDGAR HERNANDEZ GARCIA, a married man

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 Lot 15, HAMPTON HALL, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 662, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven J. Allen and Jessica B. Allen, Husband and Wife, by Warranty Deed from Thomas J. Winkler, Unmarried, of record in Instrument No. 20140919-0086167, in the Register's Office of Davidson County, Tennessee, dated September 15, 2014, and recorded on September 19, 2014.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMPTON HALL, SECTION TWO, as recorded in Plat Book 9700, Page(s) 662.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, HAMPTON HALL, as recorded in Plat Book 9700, Page(s) 216.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 10278, Page 257, Supplemented in Book 10301, Page 184, Book 11372, Page 852 and Book 11573, Page 512, Amended in Book 10444, Page 460, Book 10640, Page 947 and Notice of Invalid Amendment recorded in Instrument No. 20210202-0015066.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 713 Hallcrest Court, Hermitage, TN 37076.

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 31st day of May, 2024.

Steven J. Allen

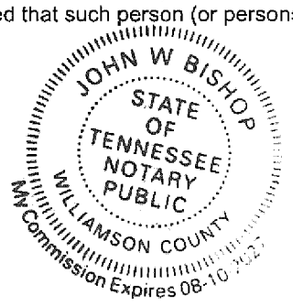
Jessica B. Allen

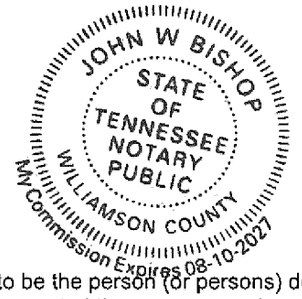
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared Steven J. Allen, 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 31st day of May, 2024.

Notary Signature
My commission expires:



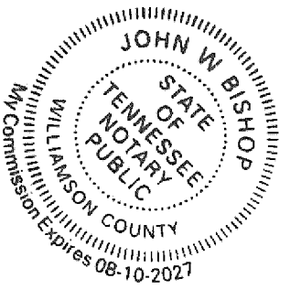


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared Jessica B. Allen, 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 31st day of May, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/31/24 (date of document).

Affiant Signature

5/31/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

