Karen Johnson Davidson County
Batch# 1153037 DEEDWARR
07/01/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240701-0049381

Name and Address of New Owner:
Sarah Cooper

Send Tax Bills To:

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 086-12-0A-069-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Makenzie Lea Allsup, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Cooper, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 69 on the Plan of Section Three, Tulip Grove Pointe, of record in Instrument #20140328-0025675, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Makenzie Lea Allsup, a single woman, from Corey McPherson, an unmarried woman, by Warranty Deed dated September 24, 2019 and recorded October 1, 2019 in Instrument #20191001-0099969, said Register's Office.

Property more commonly known as 808 Bloomdale Trace, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2024.

_____(SEAL)
Makenzie Lea Allsup

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of June, 2024, before me personally appeared Makenzie Lea Allsup, 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 26th day of June, 2024.

_____
Notary Signature
My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of June, 2024.

_____
Notary Signature
My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Ryan Lux, 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 **June 28, 2024**.

Date

Affiant Signature

June 28, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY