# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson
Batch # 1153084
07/01/2024 01:33:12 PM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20240701-0049490

**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) |
|---|---|---|
| **Kyle Allen and Asia Allen** | **Plaza Home Mortgage, Inc** | Map 049 |
| (NAME) | (NAME) | |
| **4672 Clarksville Pike** | **9808 Scranton Road, Ste. 3000** | Parcel 271 |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | **San Diego, CA 76161** | |
| (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, **KEISHA ALLEN-BOX, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE ALLEN AND ASIA ALLEN, HUSBAND AND WIFE,** 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 No. 6 on the Plan of Roy's Heights of record in Plat Book 3842, Page 14, in the 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 Tom Allen and wife, Sandra Allen by Installment Deed from Louise J. Resha, a widow of record in Book 4910, page 506, Register's Office for Davidson County, Tennessee, dated March 14, 1975 and recorded on May 7, 1975.

Note: Installment Deed released of record in Book 4914, Page 66, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tom Allen by Quit Claim Deed from Tom Allen and wife, Sandra Allen of record in Book 6324, page 621, Register's Office for Davidson County, Tennessee, dated December 1, 1983 and recorded on June 26, 1984.

Further being the same property conveyed to Corey Allen by Quit Claim Deed from Tom Allen of record in Book 10062, page 668, Register's Office for Davidson County, Tennessee, dated May 20, 1996 and recorded on May 28, 1996.

Further being the same property conveyed to Corey Allen and Keisha Allen by Quitclaim Deed from Corey Allen of record in Instrument No. 20060208-0015665, Register's Office for Davidson County, Tennessee, dated January 31, 2006 and recorded on February 8, 2006.

Further being the same property conveyed to Keisha Allen by Quitclaim Deed from Corey Allen of record in Instrument No. 20081202-0116767 Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded on December 2, 2008.

Keisha Allen is n/k/a Keisha Allen-Box

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Restrictive Covenants of record in Book 4641, Page 668, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1334, Page 182 and Book 2538, Page 1334 in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4672 Clarksville Pike, Nashville, Tennessee 37218**.

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 28th DAY OF JUNE, 2024.

Keisha Allen-Box

Walter Box, Jr.

Walter Box, Jr., spouse of Keisha Allen-Box, hereby joins in this conveyance and does transfer and convey any and all marital interest Walter Box, Jr. may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEISHA ALLEN-BOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER BOX, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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