Karen Johnson Davidson County
Batch# 1159422 DEEDWARR
07/18/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,652.53
20240718-0054008

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $716,900.00.

Brian K Ousley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0307

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Brian Ousley and Joseph Darsey | Castle & Cooke Mortgage LLC | Map: 08407002900 |
| (NAME)<br>2703 Windemere Drive | (NAME)<br>13751 S Wadsworth Park Drive, Ste 101 | |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS)<br>Draper, UT 84020 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED SIXTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($716,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JAMES WEST. ALLEN, III AND WIFE BETH ROLLER ALLEN**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BRIAN K. OUSLEY, A MARRIED MAN AND JOSEPH L. DARSEY, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 122 on the Plan of Sunny Acres, Section Four of record in Book 2900, page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James W. Allen, III and wife, Beth Roller Allen, by deed from Joseph E. Hurt and wife, Gay M. Hurt, of record in Instrument No. 20091021-0097170, dated October 20, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 2, said Register's Office; (3) Sanitary Sewer Easement of record in Book 4405, Page 53, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2910, Page 86, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2703 Windemere Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our hands this 17th day of July, 2024.

James West Allen, III

Beth Roller Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James West Allen, III and Beth Roller Allen, 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, 17th day of July, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**True Copy Certification**

I, **Pam Autry,** 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 this the 17 day of July, 2024.

Affiant Signature

Date 7/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

