WARRANTY DEED

Karen Johnson Davidson County
Batch# 1163436 DEEDWARR
07/29/2024 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $10,082.50
20240729-0057089

File No. EM-24-7113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The ReeL Estate, LLC, A Wyoming Limited Liability Company	New Owner	
(NAME)	(NAME)	159-00-0-267.00
5436 Granny White Pike	Property	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jared Scot Allen and Amy Marie Allen, Trustees of Allen Living Revocable Trust dated May 28, 2019**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The ReeL Estate, LLC, A Wyoming Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 3 on the Plan of Barnett Subdivision, of record in Instrument No. 20131108-0116303, 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 Jared Scot Allen and Amy Marie Allen, Trustees of the Allen Living Revocable Trust, by Warranty Deed from Fry Classic Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191121-0120229 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 5436 Granny White Pike, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of July, 2024.

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/our hand this ~~22~~ 19th nd day of July, 2024.

Allen Living Revocable Trust dated May 28, 2019

By: _____
Jared Scot Allen, Trustee

By: _____
Amy Marie Allen, Trustee

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ El Dorado

On this ~~22nd~~ 19th day of July, 2024, before me personally appeared Jared Scot Allen and Amy Marie Allen, Trustees of Allen Living Revocable Trust dated May 28, 2019, 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 ~~22nd~~ 19th day of July, 2024.

_____
Notary Signature
My commission expires: 8/6/2027

J. FIELD
COMM # 2457926
El Dorado County
California Notary Public
Comm Exp Aug. 6, 2027

Certificate of Authenticity

I, Emily Manno, 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 **7/19/24**.

Date

Affiant Signature

7/19/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026