Name and Address of New Owner:
Sell My House Fast TN LLC
1614 14th Ave North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1170381 DEEDWARR
08/15/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240815-0062622

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-09-0-239

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, **Frank B. Allen unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sell My House Fast TN LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of East Hill Addition, of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Frank B. Allen by Warranty Deed dated November 28, 1988 from Lansing King, Conservator of the Estate of Elsie Mae Lodge, recorded December 7, 1988 in Book 7721, Page 642 in the Register's Office.

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 14th day of August, 2024.

Frank B. Allen (SEAL)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Lee

On this 14th day of August, 2024, before me personally appeared Frank 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 14th day of August, 2024.

JACKLIN JOHNS
Commission #HH465434
My Commission Expires
December 20, 2027

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $635,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of August, 2024.

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/20/28
File No. 2024-7173-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 14 2024 (date of document)

Regina Sullo

Affiant Signature

August 15, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 15 day of August, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

