WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171535 DEEDWARR
08/16/2024 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20240816-0063245

File #24-PA-3031-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Wright and Cara Graham Hogan	**Old National Bank**	
(NAME)	(NAME)	
3031 Brightwood Avenue	**P.O. Box 918**	**117 08 0 076.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Evansville, IN 47706**	
(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,

ROBERT L. ALLEN, SR AND NANCY G. ALLEN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEVEN WRIGHT, AN UNMARRIED MAN, AND CARA GRAHAM HOGAN, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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. 23 of Block "A" on the Map of WALTER STOKES HOMEPLACE SUBDIVISION NO. 1, of record in Book 974, Page 92, said Register's Office.

Said Lot No. 23 fronts 60 feet on the West side of Brightwood Avenue and runs back 220 feet on the North line and 191 feet on the South line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Robert L. Allen, Sr. and wife, Nancy G. Allen, by Warranty Deed from Christopher P. Phillips and wife, Elizabeth M. Phillips, of record in Book 5178, Page 647; as re-recorded in Book 5180, Page 288, in the Register's Office of Davidson County, Tennessee, dated July 29, 1977 and recorded on August 02, 1977.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALTER STOKES HOMEPLACE SUBDIVISION NO. 1, as recorded in Plat Book 974, Page(s) 92.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3031 Brightwood Avenue, Nashville, TN 37212.

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 16th day of August, 2024.

Robert L. Allen, Sr

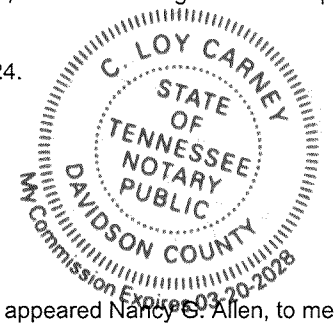
Nancy G. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2024, before me personally appeared Robert L. Allen, Sr, 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 16th day of August, 2024.

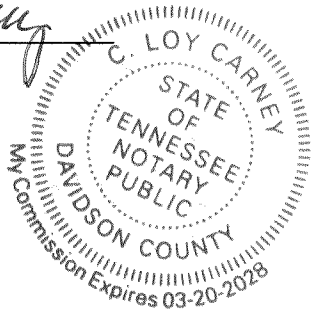
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 16th day of August, 2024, before me personally appeared Nancy G. 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 16th day of August, 2024.

Notary Signature
My commission expires:



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 16 day of August, 2024.

Affiant Signature

Date 8/16/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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