RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson
Batch # 1184733
09/23/2024 10:12:08 AM
Fees: $13.00 Taxes: $3,626.00
Davidson County
DEEDWARR
2 pgs
20240923-0073448

PREPARED BY (~~AND RETURN TO~~):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*

*Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63760
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| John Michael Allen<br>Toy Gathings Allen<br>1102 Graybar Lane<br>Nashville, TN 37204 | OWNER |

**TAX MAP PARCEL NUMBERS:** 11809011000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$980,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark M. Drury and wife, Sarah C. Drury, f/k/a Sarah L. Campbell,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John Michael Allen and Toy Gathings Allen, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots 19, 20 and the westerly 15 feet of Lot No. 18 on the Map showing the Subdivision of the Draughon Tract as of record in Plat Book 974, page39, said Register's Office.

Said Lots No. 19, 20 and part of Lot No. 18, front together 75 feet on the northerly side of Graybar Lane and run back between parallel lines, 174 feet to a dead line.

Being the same property conveyed to Mark M. Drury and wife, Sarah L. Campbell, by Warranty Deed from James C. Haynes and wife, Barbara C. Haynes, dated April 24, 2006 and recorded on April 28, 2006, of record in Inst. No. 20060428-0048795, Register's Office for Davidson County, Tennessee. Sarah L. Campbell is now known as Sarah C. Drury.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 39, said Register's Office.

**This is improved property, known as 1102 Graybar Lane, Nashville, TN 37204**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of September, 2024.

**Mark M. Drury**

**Sarah C. Drury**

**State of Tennessee**

**County of Davidson**

On this 19th of September 2024, before me the undersigned authority, personally appeared Mark M. Drury and Sarah C. Drury, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

**State of Tennessee**

**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $980,000.00.

Affiant

Sworn and subscribed before me this 19 day of September 2024.

Notary

My Commission Expires: 11-8-27

JAMES A. WAGENTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE