Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 230
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7815-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

Karen Johnson
Batch # 1186625
09/26/2024 09:39:04 AM
Fees: $13.00 Taxes: $1,739.00

Davidson County
DEEDWARR
2 pgs

20240926-0074612

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Alexander Allegra and Mary Allegra	New Owner	
721 Myhr Drive		142-14-0-103.00
Nashville, TN 37221		
(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, **Jon V Warkentin and Bettina Warkentin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Allegra and Edward A. Allegra, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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. 300 on the Plan of Section 3, Harpeth Valley Park, and Resubdivision of Lot 246, Harpeth Valley Park, Section 2, of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 116.40 feet on the broken Easterly margin of Myhr Drive and extends back 149.0 feet on the Northerly line and 190.2 feet on the Southerly line to a dead line in the rear, measuring 94 feet thereon.

Being the same property conveyed to Jon V. Warkentin and Wife, Bettina B. Warkentin by Warranty Deed from Constance H. Robertson Foster and Husband Andrew Blake Foster of record in Instrument No. 20010531-0056516 Register's Office for Davidson County, Tennessee, dated May 29, 2001 and recorded on May 31, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **721 Myhr Drive, Nashville, TN 37221**

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 the 23rd day of September, 2024.

Jon V Warkentin

Bettina Warkentin

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon V Warkentin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of September, 2024.

My Commission expires: 1/11/26

Notary Public

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bettina Warkentin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of September, 2024.

My Commission expires: 1/11/26

Notary Public

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026