WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187660 DEEDWARR
09/30/2024 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240930-0075454

File No. DH-24-7675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 7/23/26 (AFFIX SEAL)

TORI MARTIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

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 NUMBERS
Ronald L. Allred and Anna M. Allred	New Owner	
(NAME) 304 Oak Plaza Cove	(NAME)	075-12-0F-009.00-CO
(ADDRESS) Georgetown, TX 78628	(ADDRESS)	
(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, **Ramona Swallows, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald L. Allred and Anna M. Allred, husband and wife**, 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. 9 a/k/a Unit 116, on the Plan of Tulip Cove Townhomes, a horizontal property regime with private elements, as shown in Exhibit "B" of Master Deed Plat Plan as recorded in Instrument No. 20050525-0059119, Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ramona Swallows, unmarried by Warranty Deed from Marquis Homes, LLC of record in Instrument No. 20060103-0000491 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on January 03, 2006.

This is property more commonly known as 735 Tulip Grove Road, Unit 116, Nashville, TN 37076.

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 ~~27~~ 26th day of September, 2024.

Ramona Swallows

Ramona Swallows

STATE OF TENNESSEE
COUNTY OF Overton

On this 26th day of September, 2024, before me personally appeared Ramona Swallows, 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 26th day of September, 2024.

Debra Wittenberg

Notary Signature
My commission expires: 04/28/2025

DEBRA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 September 26, 2024

Affiant Signature

09/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 30, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY