24-4935

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948789**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2024. Notary Public My Commission Expires: 10-26-25

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1193075 DEEDWARR
10/14/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20241014-0079233

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William B. Allison IV and Chris A. Allison 2794 River Bend Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 062 02 0A 210.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E. Carnegie, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William B Allison IV, a single man and Chris A. Allison, a married woman, as joint tenants with rights of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of RIVER TRACE ESTATES, PHASE I, SECTION 3, which appears of record in Plat Book 6900, Page 615, Register's Office for said county, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Richard E. Carnegie, Unmarried, by Warranty Deed from Wendy Sexton and husband, Martin Sexton, of record in Instrument No. 20070131-0012798, in the Register's Office of Davidson County, Tennessee, dated January 25, 2007 and recorded on January 31, 2007.

Said property has never been the martial residence of Grantor and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER TRACE ESTATES, PHASE I, SECTION 3, as recorded in Plat Book 6900, Page(s) 615.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT OF SUBDIVISION P.U.D., RIVER TRACE ESTATES, as recorded in Plat Book 6250, Page(s) 995.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370, as amended in Book 6982, Page 747.

This is improved property located at 2794 River Bend Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2024.

Richard E. Carnegie by Ryan Dieck, Attorney-in-fact
Richard E. Carnegie by Ryan Dieck as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard E. Carnegie and that he is authorized by Richard E. Carnegie to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of October, 2024.

_____
Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 10-11-24 (date of document).

Alex Sharer
Affiant Signature

10-11-24
Date

State of TN

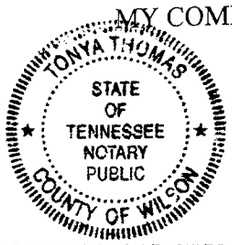
County of Wilson

Sworn to and subscribed before me this 11 day of Oct., 2024.

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25

NOTARY'S SEAL



MY COMMISSION EXPIRES: