RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LBTG-26474-24

Karen Johnson Davidson County
Batch# 1213155 DEEDWARR
12/06/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20241206-0094929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2024

NOTARY PUBLIC

My commission expires 8.3.26

HUNTLY GORDON
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 3 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonita Lineker, Trustee of Bryce B. Lineker Family Trust 1711B Allison Plae Nashville, Tennessee 37203	Same address as new owner	105-11-1S-002.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($860,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE VALLEY HOMES, LLC (FORMERLY KNOWN AS TENNESSEE VALLEY HOMES, INC.), A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BONITA LINEKER, TRUSTEE OF BRYCE B. LINEKER FAMILY TRUST DATED MAY 5, 2019**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit B of 1711 Allison Place, as established by that Declaration of Covenants, Conditions, and Restrictions for 1711 Allison Place, a horizontal property regime with private elements, of record in Instrument #20210825-011500, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Tennessee Valley Homes, Inc., a Tennessee corporation, from Julio E. Lynch-Lorca, unmarried, by Warranty Deed dated August 23, 2021 and recorded August 25, 2021 in Instrument #20210825-0114999, said Register's Office.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions, and Restrictions for 1711 Allison Place, a horizontal property regime with private elements, of record in Instrument #20210825-011500; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1711B Allison Place, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 6th day of December, 2024.

GRANTOR:

Tennessee Valley Homes, LLC, a Tennessee Limited Liability Company

BY: Lorraine Cash
Lorraine Cash, Authorized Agent
authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 6th day of December, 2024, before me, appeared Lorraine Cash, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of Tennessee Valley Homes, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Tennessee Valley Homes, LLC and said Lorraine Cash acknowledged said instrument to be the free act and deed of Tennessee Valley Homes, LLC.

WITNESS my hand and seal, this the 6th day of December, 2024.

Notary Public

Printed Notary Name

My commission expires: 8-3-26

HUNTLY GORDON
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 3, 2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/6/24 (date of document)

Regina Sullo

Affiant Signature

December 6, 2024

Date

State Of TN

County of Davidson

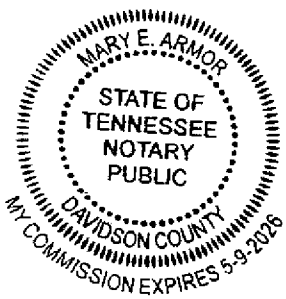
Sworn and subscribed before me this 6 day of December, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202412060094929