Karen Johnson Davidson County
Batch# 1214747 DEEDWARR
12/11/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20241211-0096254

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2024.

Notary Public
COMMISSION EXPIRES: 4.23.25

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucas Allen McKenna Allen (NAME)	Changa Lending LLC (NAME)	108-04-0-214
124 Fitzpatrick Court (ADDRESS)	125 N. Riverview Dr. Ste C (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Anaheim CA 92808 (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, **James R. Fuller, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas Allen and McKenna Allen, husband and wife, and Kenneth Ulery,** a married man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 378 on the plan of Larchwood, Section 7, recorded in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES R. FULLER, his heirs successors and assigns, by Quitclaim Deed from MICHELLE R. STOUT, of record in Instrument No. 20210408-0047166 dated April 02, 2021, recorded April 08, 2021, Register's Office Davidson County, Tennessee. For the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 21D594.

Being the same property conveyed to James R. Fuller, married by Warranty deed from William Ross Groover and wife, Julie D. Groover, of record in Instrument No. 20130515-0048845, dated May 13, 2013, recorded May 15, 2013, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 124 Fitzpatrick Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

File No.: 7906-24
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 hand this 9 day of December, 2024.

James R. Fuller

State of ~~IN~~ MINNESOTA

County of ~~Davidson~~ MOWER

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James R. Fuller, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 9 day of December, 2024.

~~S. Nixon Pressley~~ SCOTT LANDON MCCONAGHIE

Commission Expires: JAN 31, 2026

SCOTT LANDON MCCONAGHIE
Notary Public
Minnesota
My Commission Expires
Jan 31, 2026

202412110096254

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **12/09/2024** (date of document).

Affiant Signature

12/11/2024

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **11th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY