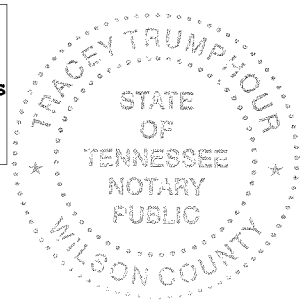
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1226859 DEEDWARR
01/16/2025 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250116-0003667



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson TT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$600,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Sutton III	James C. Sutton III	054-13-0-129.00
(NAME)	(NAME)	
116 Dekewood Drive	116 Dekewood Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Teresa Allen Atwood, as Personal Representative of the Estate of Dan S. Allen**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James C. Sutton III and Elizabeth T. Sutton, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 7, on the plan of Brandywine Place, of record in Plat Book 6250, Page 328, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dan S. Allen and wife, Ronelda E. Allen, by Warranty Deed from Robert L. Carpenter and wife, Frances T. Carpenter, dated 05/31/1994, of record in Book 9363, Page 232, Register's Office for Davidson County, Tennessee.

The said Ronelda E. Allen died on 01/04/2024, leaving the said Dan S. Allen the sole surviving tenant by the entirety.

The said Dan S. Allen died intestate on 08/24/2024, leaving the said Teresa Allen Atwood, William Andrew Allen Sr., Dan Sumner Allen, IV and Julia Allen Golden, as Heirs at Law and Teresa Allen Atwood, as Personal Representative of the Estate of Dan S. Allen, deceased as evidenced in in Case No. 24P1968, Probate Court for Davidson County, Tennesse.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 116 Dekewood Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of January, 2025.

The Estate of Dan S. Allen

By: Teresa Allen Atwood

Teresa Allen Atwood, Personal Representative

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Atwood, the personal representative for the estate of Dan Sumner Allen Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2025.

Notary Public:

My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202501160003667

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 January 15, 2025.

Lissa Groom
Affiant
Date: January 15,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of January, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON