THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8247-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 399,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1240804 DEEDWARR
02/26/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250226-0014257

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Bricker	SWBC Mortgage Corp.	142 07 0F 005
7252 Highway 70 S #205	9311 San Pedro #100	
Nashville, TN 37221	San Antonio, TX 78216	
(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, **John T. Allen, unmarrid**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Bricker**, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit 5, as shown on the plan of Bellevue Common, filed as Exhibit A to, and established by the Master Deed for Bellevue Commons Townhomes, of record in Instrument 20000720-0071772, re-recorded at Instrument No. 20000828-0084760, amended at Instrument No. 20060824-0104869, in the Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in said Master Deed reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph Edward Bourcier, single man by Warranty Deed from William M. Todd and Krystina L. Janetatos nka Krystina Todd, husband and wife of record in Instrument No. 20190318-0024183 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019.

Being the same property conveyed to John T Allen, unmarried man by Warranty Deed from Joseph Edward Bourcier, a single man of record in Instrument No. 20240311-0016613 Register's Office for Davidson County, Tennessee, dated March 08, 2024 and recorded on March 11, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **7252 Highway 70 S #205, Nashville, TN 37221**

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 our hands this the 21st day of February, 2025.

John T Allen

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John T Allen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of February, 2025.

My Commission expires: Nov 8 2027

Notary Public

True Copy Certification

I, **Tammy Carney,** 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 this the 21st day of February, 2025.

Affiant Signature
Date 2.25.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

