WARRANTY DEED

Karen Johnson
Batch # 1281430
06/04/2025 11 22 02 AM
Fees $13 00 Taxes $2,405 00

20250604-0043886

Davidson County
DEEDWARR
2 pgs

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-P-25-1062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Joseph Costantini	**Same as New Owner**	
(NAME)	(NAME)	
1062 Zophi St.		**072-06-0-191 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **ELIZABETH CASTLEMAN ALLEN, A SINGLE WOMAN, AND AND MARK JEFFREY ALLEN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH COSTANTINI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land in Davidson County, Tennessee, being Lot Number 34 on the Plan of Revised and Corrected Map of Subdivision of Casper Zopfi's Place, of record in Plat Book 547 at page(s) 21 and 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Elizabeth Castleman Allen and husband, Mark Jeffrey Allen by Warranty Deed from Edwin H McWilliams and wife, Jill Palmer McWilliams, and Fleming Kaye McWilliams of record in Instrument No 20051019-0126003 Register's Office for Davidson County, Tennessee, dated October 10, 2005 and recorded on October 19, 2005

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 21 and 22, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way recorded on April 25, 2018 of record in Instrument Number 20180425-0039024, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1062 Zophi St., Nashville, Tennessee 37216**

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF MAY, 2025.

Elizabeth Castleman Allen

Mark Jeffrey Allen by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH CASTLEMAN ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARK JEFFREY ALLEN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK JEFFREY ALLEN.

Witness my hand and official seal, this the 29th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212