RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30798-25

Karen Johnson Davidson County
Batch# 1285065 DEEDWARR
06/17/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250617-0047239

**WARRANTY DEED**

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of June 2025.

NOTARY PUBLIC

My commission expires: 11-3-25

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 |
|---|---|---|
| Caleb Allen<br>1220 Sunnymeade<br>Nashville TN 37216 | Same address as new owner | 061-15-0-189.00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($435,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALLIE MAKAYLA EDMONDSON (WHO OBTAINED TITLE AS ALLIE MAKAYLA EDMONDSON, A SINGLE WOMAN) AND LYLA JUNIPER JEWELL (WHO OBTAINED TITLE AS TYLER JAMES JEWELL, A SINGLE MAN), AS TENANTS IN COMMON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CALEB ALLEN**, Single man hereinafter called the Grantee(s), their heirs 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 Lot No. 28 in Block A on the Plan of Re-Subdivision of Sunnymeade, Unit No. 1, and Subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler James Jewell, a single man, and Allie Makayla Edmondson, a single woman, as tenants in common, from Sarah P. Smith, an unmarried person, by Warranty Deed dated April 19, 2019 and recorded April 24, 2019 in Instrument #20190424-0037665, said Register's Office.

This conveyance is made subject to all matters as shown 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: 1220 Sunnymeade Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have 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.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of June, 2025

GRANTOR(S)

Allie Makayla Edmondson

Lyla Juniper Jewell

Tyler James Jewell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Allie Makayla Edmondson and Lyla Juniper Jewell and Tyler James Jewell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of June 2025.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 6/16/25 (date of document).

Affiant Signature

6/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

