Karen Johnson Davidson County
Batch# 1327904 DEEDWARR
09/29/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20250929-0077394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Properties LP	New Owner (NAME)	
216 Cottage Place (ADDRESS)	(ADDRESS)	095-02-0A-216.00-CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lora Torrey and Marx Torrey, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Allen Properties LP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 34 of Cottage Place, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cottage Place of record in Book 6520, Page 745, as Amended in Book 6625, Page 506, Book 6636, Page 722, Book 6569, Page 212 and Book 6902, Page 829, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lora Lea Pickering, unmarried by Warranty Deed from Dorothy S. Meador, unmarried of record in Instrument No. 20090706-0062367 Register's Office for Davidson County, Tennessee, dated July 01, 2009 and recorded on July 06, 2009.

Being the same property conveyed to Lora Torrey and Marx Torrey, wife and husband by Quitclaim Deed from Lora Torrey f/k/a Lora Lea Pickering of record in Instrument No. 20210719-0096349 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 19, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 216 Cottage Place, Nashville, TN 37214
(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 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 my/our hand(s) this 29th day of September, 2025.

WARRANTY DEED
(Continued)

Lora Torrey

Marx Torrey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lora Torrey and Marx Torrey, wife and husband, the herein bargainor(s), 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 day of September, 2025.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/29/2025. (date of document).

Affiant Signature

9-29-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202509290077394