Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 North Mt Juliet Road
Ste. 100
Mt Juliet, TN 37122
VOL-25-5478

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-781

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2025

Notary Public

Commission Expires

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Bryan Allen and Nicole Allen 781 Mill Creek Meadow Dr Nashville, TN 37214	Bank of America 4500 Amon Carter Blvd Fort Worth, TX 76155	095-02-0C-034.00-CO

Karen Johnson
Batch # 1350499
11/24/2025 03 21 20 PM
Fees $13 00 Taxes $1,683 50

Davidson County
DEEDWARR
2 pgs

20251124-0093778

WARRANTY DEED

FOR AND IN 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, I/WE,

Karlee J. Hedrick fka Karlee J. Lyons and Sidney Lucas Hedrick, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Bryan Allen and Nicole Allen, husband and wife

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 34, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D", as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180307-0021557, as amended in Instrument No 20180404-0031782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Karlee J Lyons, an unmarried woman, and Sidney Lucas Hedrick, an unmarried man, as tenants in common with the right of survivorship by

Warranty Deed from Riverwalk at Mill Creek Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220103-0000693 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on January 03, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 781 Mill Creek Meadow Dr, Nashville, TN 37214

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 so 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.

Dated this the 20th day of November, 2025.

Karlee J. Hedrick

Sidney Lucas Hedrick

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20th day of November, 2025, before me personally appeared Karlee J. Hedrick and Sidney Lucas Hedrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2025.

Notary Signature
My commission expires: 6/3/2029

