Karen Johnson Davidson County
Batch# 1353098 DEEDWARR
12/03/2025 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20251203-0095783

Name and Address of New Owner:
HC Homes 1 LLC
73 White Bridge Road
Nashville, TN 37205

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 034-05-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David C. Allen, a married man, and Lisa K.A. Creasy, a married woman**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **HC Homes 1 LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee, described as follows, to wit:

Being the east 95 feet of Lot No. 2 and the west 10 feet of Lot No. 1 on the unrecorded subdivision of Lot No. 12 and the west parts of Lots 10 and 11 of Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 28, 1952, as follows:

Beginning at a point in the center line of Alta Loma Drive, 462.5 feet west from the center line of Gallatin Road, said point being 10 feet east of the corner of Lots 1 and 2; thence northerly, parallel to the line between said lots, 380 feet, more or less, to a point; thence westerly 105 feet to a point which is 5 feet east of the corner of Lots 2 and 3; thence southerly, parallel to the line between Lots 2 and 3, 382.1 feet, more or less, to the center line of Alta Loma Drive; thence with the center line of the same, easterly 105 feet to the point of beginning.

Being the same property conveyed to Jack Williams and wife, Robbie Williams by Warranty Deed from William R. Turner, Executor of the Lowry R. Turner Estate, of record in Book 8675, Page 448, Register's office for Davidson County, Tennessee, dated July 13, 1992 and recorded on July 14, 1992. Said Robbie Williams having died on or about December 25,2009, leaving Jack Williams as the surviving tenant by the entirety. Said Jack Williams having died testate on or about March 23, 2013. His estate being probated in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 130P55, vesting said property in Deborah Sue Williams.

Being the same property conveyed to David C. Allen and Lisa K. A. Creasy by Warranty Deed from Deborah Sue Williams, unmarried, Sole Heir at Law and Devisee under the Last Will and Testament of Jack E. Williams, deceased, of record in Instrument No. 20130625-0065032, Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 25, 2013.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as 102 Alta Loma Road, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 1st day of December, 2025.

(SEAL)
David C. Allen

(SEAL)
Lisa K.A. Creasy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David C. Allen and Lisa K.A. Creasy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 12/1/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of December, 2025.

Notary Public
My commission expires: 5-9-26

File No. GNT-25-4204

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-1-25.

Affiant Signature 12-1-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON