Karen Johnson Davidson County
Batch # 1361818 DEEDWARR
12/29/2025 10:09:47 AM 2 pgs
Fees: $13.00 Taxes: $1,057.83
20251229-0102551

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,900.00.

Ramona G. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0550

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ramona G. Richards	American Pacific Mortgage	Map: 096-09-0A-768.00CO
(NAME) 768 Kent Road	(NAME) 3000 Lava Ridge Ct. #200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($285,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BETTY C. ALLEN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAMONA G. RICHARDS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 768 (formerly Unit A-768) on the plan of Emery Place, a Planned Unit Development, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty C Allen, unmarried, by deed from Betty C. Allen, Trustee of The Allen Family Trust, of record in Instrument No. 20240816-0063195, dated August 16, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 719, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7593, Page 551, in the Register's Office for Davidson County, Tennessee; (4) Water Main Easement of record in Book 7593, Page 585, in the Register's Office for Davidson County, Tennessee; (5) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170921-0096816, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowners Association of record in Book 6647, Page 466 and Book 6724, Page 627, in the Register's Office for Davidson County, Tennessee; (8) Deed of common areas to Homeowners Association of record in Book 6887, Page 730 and Book 6947, Page 944, in the Register's Office for Davidson County, Tennessee; (9) Sewer and Drainage Easement of record in Book 6342, Page 521, in the Register's Office for Davidson County, Tennessee; (10) Storm Water Detention Agreement of record in Book 6623, Page 109, in the Register's Office for Davidson County, Tennessee; (11) Assignment and Assessments of Fees of record in Instrument No. 20241016-0080176, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6715, Page 96, amended in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080123-0007145, Instrument No. 20180828-0084947, and Book 6715, Page 130, amended in Instrument No. 20080118-0006025, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 768 Kent Road, Nashville, TN 37214
(House No.) (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 hand this 23rd day of December, 2025.

Betty C. Allen
Betty C. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 23rd day of December, 2025.

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11/2/26