Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1366132
01/06/2026 11:00:34 AM
Fees: $13.00 Taxes: $1,946.20

Davidson County
DEEDWARR
2 pgs

20260106-0000912

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7833-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $526,000.00.

Affiant

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Subscribed and sworn to before me, this the 5th day of January, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marcuz C. Southall and Kimberly C. Southall 4233 New Hope Meadow Road Nashville, TN 37076	New Owner	087 02 0 054.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jennifer L. Allyn, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Marcuz C. Southall and Kimberly C. Southall, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 124, on the Plan of NEW HOPE MEADOWS - PHASE I, FIRST REVISION, of record in Plat Book 6900, Page 653, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Allyn, a married person, by Quitclaim Deed from Denise H. Allyn, surviving Trustee under the Allyn Family Trust dated January 30, 2007, of record in Instrument No. 20211124-0155732, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021 and recorded on November 24, 2021. Charles David Freeland joins in this conveyance to transfer any and all interest in the property whether marital or otherwise.

Being the same property conveyed to Thomas R. Allyn and Denise H. Allyn, Trustees under the Allyn Family Trust dated January 30, 2007, by Quitclaim Deed from Thomas R. Allyn and wife, Denise H. Allyn, of record in Instrument No. 20160407-0033251, in the Register's Office of Davidson County, Tennessee, dated March 17, 2016 and recorded on April 07, 2016. The said Thomas R. Allyn died on March 12, 2021 and leaving Denise H. Allyn as surviving Trustee.

Being the same property conveyed to Thomas R. Allyn and Wife, Denise H. Allyn, and Jennifer L. Allyn Unmarried, by Quitclaim Deed from Thomas R. Allyn, of record in Instrument No. 20131220-0128562, in the Register's Office of Davidson County, Tennessee, dated December 16, 2013 and recorded on December 20, 2013.

Being the same property conveyed to Thomas R. Allyn, Married, by Warranty Deed from Gordon F. Collins and Susan A. Collins, Husband and Wife, of record in Instrument No. 20131218-0127781, in the Register's Office of Davidson County, Tennessee, dated December 12, 2013 and recorded on December 18, 2013.

This is improved property located at: **4233 New Hope Meadow Road, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 5th day of January, 2026.

GRANTOR:

Jennifer L. Allyn

Charles David Freeland

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer L. Allyn and Charles David Freeland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of January, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26