Karen Johnson Davidson County
Batch# 1375853 DEEDWARR
02/04/2026 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20260204-0007964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/28/27
(AFFIX SEAL)

ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
George Bullock and Abigail Bullock	George Bullock and Abigail Bullock	171-07-0-054.00
(NAME)	(NAME)	
5724 Cloverwood Drive	5724 Cloverwood Drive	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Ten Thousand And No/100 Dollars ($810,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH A. ALLAIN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE PERRY BULLOCK AND ABIGAIL LEIGH BULLOCK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 76 on the Plan of Section 4, Cloverland Acres of record in Plat Book 4660, Page 45, 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 Elizabeth A. Allain, an unmarried woman by Warranty Deed from Keith Brogdon and wife, Ann E. Brogdon of record in Instrument No. 20100114-0003495, Register's Office for Davidson County, Tennessee, dated January 13, 2010 and recorded on January 14, 2010 and record in Book 4994, Page 78, Register's Office for Williamson County, Tennessee dated on January 13, 2010, recorded on January 22, 2010.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 5724 Cloverwood Drive, Brentwood, TN 37027
(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 our hands this 30th day of January, 2026.

Elizabeth A. Allain

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 30th day of January, 20 26, before me personally appeared Elizabeth A. Allain, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 1-30-26.

Affiant Signature 1-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

