PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1276

Karen Johnson
Batch # 1396540
03/24/2026 11:06:18 AM
Fees: $13.00 Taxes: $2,534.50

Davidson County
DEEDWARR
2 pgs

20260324-0023305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Steven Allen and Valerie B. Allen, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Mark Bledsoe, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 40, Harpeth Crest Subdivision, final Subdivision plat, Phase 2, as shown on plat of record in Instrument No. 20020403-0040556, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Steven Allen and Valerie B. Allen, husband and wife by Warranty Deed from Michael W. Young and Angelia B. Young, husband and wife of record in Instrument No. 20100218-0012357, Register's Office for Davidson County, Tennessee, dated February 16, 2010 and recorded on February 18, 2010.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7333 River Bend Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Justin Mark Bledsoe
7333 River Bend Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
141-12-0E-042.00

WITNESS THE EXECUTION HEREOF this 23rd day of March, 2026.

Mark Steven Allen **Valerie B. Allen**

State of Tennessee)
County of Davidson)

On this 23rd day of March, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark Steven Allen and Valerie B. Allen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 685,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of March, 2026.

Notary Public

My Commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY