Karen Johnson Davidson County
Batch# 1429693 DEEDWARR
06/09/2026 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260609-0051846

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

B. Cortes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
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.: 2026-0638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Olayinka Otukpe	Primis Mortgage	172-06-0A-068.00-CO
(NAME)	(NAME)	
5237 Whispering Valley Drive	5535 Currituck Dr Ste 120	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Wilmington NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Seventy-Five Thousand And No/100 Dollars ($775,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LONNY NEAL ALLISON, II AND ANNETTE ALLISON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLAYINKA OTUKPE, A MARRIED MAN,** 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. 78 on the Plan of Mountain View, Section Two of record in Plat Book 9700, Pages 656 and 657, 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 Neal Allison and wife, Annette Allison by Warranty Deed from Michael David Cox and wife, Lisa Renee Cox of record in Instrument No. 20020927-0118201, Register's Office for Davidson County, Tennessee, dated September 20, 2002 and recorded on September 27, 2002.

Being the same property conveyed to Lonny Neal Allison, II, and wife, Annette Allison, As Tenants By The Entirety by Quitclaim Deed from Lonny Neal Allison, II, A/K/A Neal Allison, and wife, Annette Allison of record in Instrument No. 20120703-0058273, Register's Office for Davidson County, Tennessee, dated June 14, 2012 and recorded on July 03, 20212.

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 2026, a lien not yetdue and payable.
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

unimproved ☐
This is improved ☑ property, known as 5237 Whispering Valley Drive, Nashville, TN 37211
(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 4th day of JUNE, 2026.

Lonny Neal Allison II
Lonny Neal Allison, II

Annette Allison
Annette Allison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of JUNE, 2026, before me personally appeared Lonny Neal Allison, II and Annette Allison, 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: 5/21/2029

(SEAL)

JAMES S BRANDAU
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 21, 2029

True Copy Certification

I, Yvette Mellman, 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 June 4, 2026.

Affiant Signature

June 4, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th of June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY