WARRANTY DEED

Karen Johnson
Batch # 1452842
07/31/2026 08:39:33 AM
Fees: $13.00 Taxes: $865.80
Davidson County
DEEDWARR
2 pgs
20260731-0070485

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/20/27

(AFFIX SEAL)

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Walker Lewis, Esq.
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No.: 80539

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
Allison Properties LLC	Same address as new Owner	026-1-048
(NAME)	(NAME)	
4224 Woodrow Wilson Rd		
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JEFFERY OWEN HALLMAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ALLISON PROPERTIES LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

LAND in Davidson County, Tennessee, being the southerly 150 feet of Lot 3, Block "G" on the plan of Roscoe Place, Goodlettsville, TN, as shown by plat of record in Plat Book 843, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the northerly side of Drake Street and runs back 150 feet on the easterly line and 150 feet on the westerly line to a dead line, measuring 47 feet, nine inches thereon.

TRACT 2:

LAND in Davidson County, Tennessee, being the rear 5 feet of Lot 4, Block G, Roscoe Place, as prepared by Tommy Walker, R.L.S., P.O. Box 495, Ridgetop, Tennessee 37152.

Said strip of land fronts 5 feet on Drake Street, and runs back between parallel lines, adjoining Lot 3, 75 feet to the southerly line of Roquevert property, as of record in Book 8443, page 456, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffery Owen Hallman, an unmarried person by Warranty Deed from Ronald R. Hallett and wife, Candace J. Hallett dated 4/26/12 and filed for record on 4/30/12 in Instrument No. 20120430-0036799, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 302 Drake Street, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 Davidson County Taxes and/or 2026 City of Goodlettsville Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters as set forth per Plat Book 843, Page 72, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on July 30, 2026.

Jeffery Owen Hallman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Jeffery Owen Hallman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on July 30, 2026.

NOTARY PUBLIC

My Commission Expires: _____

