Karen Johnson Davidson County
Batch# 317011 DEEDWARR
11/18/2019 02:00:14 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20191118-0118745

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-2646

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B19-1733

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of November, 2019

Notary Public

Commission Expires: 11/8/21

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jared T. Ernst 1733 Yellow Wood Court Nashville, TN 37221	new owner	155-07-0B-053.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher C. Madish and Tiffany Madish, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared T. Ernst, unmarried,

HEREINAFTER CALLED THE GRANTEES, 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. 26 on the Plan of First Revision Final Plat of the Poplar Creek Estates Phase V, Section "B-2" Subdivision of record in Plat at Instrument No. 20030618-0084283, 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 Christopher C. Madish, unmarried by Warranty deed from French River Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050105-0001808 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on January 05, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1733 Yellow Wood Court, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tiffany Madish, spouse of Christopher C. Madish, hereby joins in this conveyance to convey any and all right, title, claim and interest she may have in and to said property, marital or otherwise.

Dated this the 14th day of November, 2019.

Christopher C. Madish

Tiffany Madish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher C. Madish and Tiffany Madish** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of November, 2019.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

