Karen Johnson Davidson County
Batch# 319972 DEEDWARR
11/26/2019 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $617.07
20191126-0121942

Name and Address of New Owner:
Nancy J. Sharpes
P.O. box 8492
Hermitage, TN 37076

Send Tax Bills To: Pinnacle Bank
150 3rd Avenue, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 064-09-0A-035.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wilbur Ellison, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nancy J. Sharpes, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 4418 of Southfork Condominiums, Phase II as shown on Exhibit "B" as established by a Master Deed for Southfork Condominiums, a Horizontal Property Regime pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Book 6783, page 839, and Annexation of Phase II, of record in Book 6994, page 447, and in Instrument Number 20020327-0037726, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Southfork Condominiums, a Horizontal Property Regime contained in said Master Deed, the plat filed at Exhibit "B" to the Annexation of Phase II to said Master Deed appearing in Book 6994, page 447, and Bylaws appended thereto as Exhibit "C" to the Master Deed appearing in Book 6783, page 839, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Rodriguez Ellison, unmarried, by Warranty Deed from Marcy E. Melvin, also known as Marcellina Melvin of record in Instrument No. 20170816-0084200, Resister's Office for Davidson County, Tennessee, date signed: August 11, 2017, date filed: August 16, 2017. The said Rodriguez Ellison having since died intestate August 19, 2018. Wilbur Ellison and Reginald Ellison (Decedent's brothers) constituted all of the heirs-at-law of Rodriguez Ellison at the date of his death.

Wilbur Ellison inherited subject property by intestate succession as noted in the Affidavit of Heirship of Nannie M. Rhodes of record in Instrument No. 20191031-0112012, Resister's Office for Davidson County, Tennessee, date signed: August 8, 2019, date filed: October 31, 2019 and by Affidavit of Heirship of Wilbur Ellison of record in Instrument No. 20191031-0112013, Register's Office for Davidson County, Tennessee, date signed: March 7, 2019, date filed: October 31, 2019. See also, Affidavit of Disclaimer of Interest By Heir to Real Property of Reginald Ellison of record in Instrument No. 20191031-0112014, Register's Office for Davidson County, Tennessee, date signed: August 8, 2019, date filed: October 31, 2019 and Quitclaim Deed of record in Instrument No. 20191101-0112737, Register's Office for Davidson County, Tennessee, date signed: November 1, 2019, date filed: November 1, 2019, whereby Reginald Ellison conveyed all of his right, title and interest in subject property to Wilbur Ellison.See also, Affidavit of Heirship of Mildred V. Nelson recorded on November 13, 2019 in Instrument No. 20191113-011719, Register's Office for Davidson County, Tennessee. See also, Affidavit of Disclaimer of Interest by Heir to Real Property of Reginald Ellison recorded on November 13, 2019, in Instrument No. 20191113-0117197, Register's Office for Davidson County, Tennessee.

See TennCare Release attached hereto and made a part hereof.

This property is improved property known as 4418 South Trace Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and uncncumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2019.

(SEAL)
Wilbur Ellison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2019, before me personally appeared Wilbur Ellison, 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's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2019.

Notary Signature
My commission expires:

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $166,777.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of November, 2019.

Notary Public
My commission expires:
File No. 2019-769

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

11/14/2019

MELODY WEATHERS
LEGAL COUNSEL
112 30TH AVE N
NASHVILLE, TN 37203

RE: RODRIQUEZ ELLISON
Last Four Of SSN 2490

Dear MELODY WEATHERS:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Angela J. Howard

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022