RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 325847 DEEDWARR
12/06/2019 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $617.90
20191206-0126003

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $167,000.00.

Austin Thomas Ellery
Affiant

Sworn to and subscribed before me this 5th day of December, 2019.

Notary Public

My Commission Expires: 2-28-2023

(SEAL) RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Austin Thomas Ellery and Zsuzsanna J. Ellery 747 Oakdell Avenue Madison, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	052-01-0-254.00

This Indenture is made on the 5th day of December, 2019, by and between **JEFFREY KEITH** ("Grantor"), and **AUSTIN THOMAS ELLERY, an unmarried man, and ZSUZSANNA J. ELLERY, an unmarried woman, as tenants in common with rights of survivorship** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Resubdivision of Power and Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the Easterly side of Oakdell Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Jeffrey Keith by General Warranty Deed from Betty Jean Young, as Administrator CTA for the Estate of Clara M. Bell, Betty Jean Young, Eddie Young, and Wanda Morris, of record in Instrument No. 20181121-0114654, in the Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 21, 2018.

The above-described property is neither the primary nor the marital residence of Grantor or Grantor's spouse.

This is improved property known as 747 Oakdell Avenue, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 5th day of December, 2019.

GRANTOR:

Jeffrey Keith

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JEFFREY KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2019.

Notary Public

My Commission Expires: 2-28-2023



201912060126003

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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 of the original document executed and authenticated according to law.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY