Karen Johnson Davidson County
Batch# 335649 DEEDWARR
12/27/2019 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20191227-0133856

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Martin Louis Espinosa, member
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Trinii Enterprises, LLC	SEND TAX BILLS TO: Owners at Owner's Address	MAP-PARCEL NUMBERS
(NAME) 3409 Fairmeade Drive	(NAME)	06904001300
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gordon Ellithrope Administrator of the Estate of Gordon I. Ellithorpe Docket No. 19P648 Davidson County Probate Court, Tennessee, and Gordon Ellithorpe, Patty Page, Hope McPhee, Kim Forshee, Amanda Wilmoth, and Rachel Ellithorpe,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trinii Enterprises, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, It's 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. 31, Block "CC" Fairview Subdivision as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 100 feet on the east side of Cedar Circle and runs back between lines 275.8 feet on the North line and 270 feet on the south line and measures 100 feet thereon.

Being the same property conveyed to Gordon I. Ellithorpe by virtue of that certain Warranty Deed dated November 7, 2057, and being of record at Book 2749, Page 605 in the Register's Office of Davidson County, Tennessee. Gordon I Ellithorpe, having since died.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1130, Page 54, Book 2749, Page 605, Book 5479, Page 220, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4004 Cedar Circle Nashville, TN 37218
(House Number) (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 my hand this 20th day of December, 2019.

Estate of Gordon I Ellithorpe

Gordon Ellithorpe, Administrator

By Gordon Ellithorpe, Administrator

Gordon Ellithorpe

Gordon Ellithorpe

Patty Page by Gordon Ellithorpe, AIF

Patty Page by Gordon Ellithorpe, Attorney in Fact

Hope McPhee by Gordon Ellithorpe, AIF

Hope McPhee by Gordon Ellithrope, Attorney in Fact

Kim Forshee by Gordon Ellithorpe, AIF

Kim Forshee by Gordon Ellithrope, Attorney in Fact

Amanda W. Imath by Gordon Ellithorpe, AIF

Amanda Wilmoth by Gordon Ellithrope, Attorney in Fact

Rachel Ellithorpe by Gordon Ellithorpe, AIF

Rachel Ellithorpe by Gordon Ellithrope, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gordon Ellithrope Administrator of the Estate of Gordon I. Ellithorpe Docket No. 19P648 Davidson County Probate Court, Tennessee**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of December, 2019.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared Gordon Ellithorpe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patty Page, Hope McPhee, Kim Forshee, Amanda Wilmoth, and Rachel Ellithorpe , and who acknowledged that they executed the same as the free act and deed of Patty Page, Hope McPhee, Kim Forshee, Amanda Wilmoth, and Rachel Ellithorpe.

WITNESS my hand and official seal at office 20th day of December, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF Tennessee
COUNTY OF Davidson

Gordon Ellithorpe being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Patty Page, Hope McPhee, Kim Forshee, Amanda Wilmoth, and Rachel Ellithorpe, the principals.

This 20th day of December, 2019.

Gordon Ellithorpe

WITNESS my hand and official seal at office 20th day of December, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021