NEW OWNER:
RYAN R. ELLIS
2515 STINSON ROAD
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New Owners

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-1873

Map & Parcel
084160061.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 335675 DEEDWARR
12/27/2019 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $895.40
20191227-0133887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Two Thousand and 00/100 Dollars ($242,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REBA DORIS SMITH, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RYAN R. ELLIS and KATHERINE D. ELLIS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 30 on the Plan of Hargis Heights, as shown on the plat of the same of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 30 fronts 75 feet on the southerly side of Stinson Road and runs back 200.8 feet on the easterly line and 200.4 feet on the westerly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to William Barry Smith by Quitclaim Deed from Lynn H. Cawthorne, in his capacity as Executor of the Estate of Clarence Wilson Smith (a.k.a. Clarence W. Smith), dated May 25, 2011, and of record in Instrument No. 20110602-0042207, Register's Office for DAVIDSON County, Tennessee. William Barry Smith is now deceased, having died on June 18, 2018, a resident of Wilson County, Tennessee.

For further reference to title, see Order of Probate for Muniment of Title, of record in Docket No. 19P1430, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) and the Last Will and Testament of William Barry Smith, of record in Instrument No. 20190923-0096033, in the Register's Office for Davidson County, Tennessee, the property herein was devised to his wife, Reba Doris Smith.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2515 STINSON ROAD, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 974, Page 82, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 23rd day of December, 2019.

Reba Doris Smith
REBA DORIS SMITH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **REBA DORIS SMITH** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2019.

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$242,000.00**.

AFFIANT

Sworn to and subscribed to before me this ~~23rd~~ 27th day of December, 2019.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

