Karen Johnson Davidson County
Batch# 342861 DEEDWARR
01/14/2020 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,565.10
20200114-0004900

Certificate of Authenticity

I, Tina Martin, 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 Ohio

County of Butler

Personally appeared before me, Stacie Riley, a notary public for this county and state, Tina Martin 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: _____.

Notary's Seal (If on paper)

NOTARY PUBLIC STATE OF OHIO

STACIE L. RILEY
Notary Public, State of Ohio
My Commission Expires
August 19, 2022

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $423,000.00 ~~LaTonya Monique Ellis~~ SA AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF DECEMBER, 2019. See attached for correction SA ~~Kimberly Hollingshead~~ NOTARY PUBLIC MY COMMISSION EXPIRES 2/12/23 SA

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1508KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Cisco, LLC an Ohio Limited Liability Company	same	118-02-0-039.00
5287 River Ridge Drive		
Hamilton OH 45011		

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

LATONYA MONIQUE ELLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CISCO, LLC, AN OHIO LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2314 Cisco St, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 17th day of December, 2019.

LaTonya Monique Ellis

LaTonya Monique Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LATONYA ELLIS, the bargainor(s), 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 Franklin, Tennessee, this 17th day of December, 2019.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF OHIO
COUNTY OF BUTLER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $423,000

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES November 6, 2022

NOTARY PUBLIC STATE OF OHIO

MADYSON ALEXANDER
Notary Public, State of Ohio
My Commission Expires
November 6, 2022

19-1508KH

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of David Lipscomb Subdivision, of record in Book 547, Page 145, Register's Office for said County.

Said Lot No. 12 fronts 51 feet on the easterly margin of Cisco Avenue (or Street) and runs back between parallel lines 165 feet to a dead line measuring 51 feet thereon.

Being the same property conveyed to Clarence Jordan and wife, Annie L. Jordan, by virtue of Warranty Deed from Willard M. King and wife, Clairie M. King, dated January 28, 1972, and recorded February 1, 1972 in Book 4573, Page 273. Being the same property conveyed to Clarence Jordan, by virtue of Quitclaim Deed from Annie L. Jordan, dated January 7, 2003, and recorded January 9, 2003 in Instrument No. 20030109-0004270. The said Clarence Jordan, Jr. having since died on May 19, 2014, devised the subject property to LaTonya Monique Ellis, in The Last Will and Testament of Clarence Jordan, Jr., dated April 25, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of David Lipscomb Subdivision, as recorded in Book 547, Page 145, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).