Karen Johnson Davidson County
Batch# 360411 DEEDWARR
02/19/2020 02:25:57 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200219-0018513

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/20

Subscribed and sworn to before me this 14th day of February, 2020.

Notary Public
My Commission Expires: 7/6/20

2020-11

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tanisha L. Rochell		
2657 Avery Park Drive	new owner	173-09-0A-823.00-CO
Nashville, TN, 37211		

WARRANTY DEED

For and in 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

Charles Matthew Ellis, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tanisha L. Rochell, unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 777 on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village, Urban Design Overlay of record in Plat at Instrument No. 20080508-0047738, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Matthew Ellis, an unmarried man and Charles Neal Ellis, a married man, as tenants in common with the right of survivorship by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100625-0049946, Register's Office for Davidson County, Tennessee, dated June 23, 2010.

Being the same property conveyed to Charles Matthew Ellis by Quitclaim deed from Charles Neal Ellis of record in Instrument No. 20121226-0118902 Register's Office for Davidson County, Tennessee, dated December 13, 2012 and recorded on December 26, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2657 Avery Park Drive, Nashville, TN 37211.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-CT-20-2057

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 our hands this 14th day of February, 2020.

Charles Matthew Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Matthew Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2020.

Kimbra Spann - Notary Public
My Commission Expires: 2/20/2023

