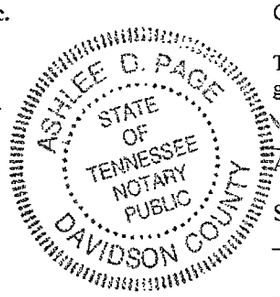
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 12 day of June, 2020.

Notary Public
My commission expires: 11/08/2022

Karen Johnson Davidson County
Batch# 419230 DEEDWARR
06/18/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200618-0064368

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andre J. Da Silva and Shirley L. Da Silva 826 Preston Road Antioch, TN 37013	New owner at property address	174-00-0 122.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW MITCHELL ELLIOTT AND JENNIFER HEATHER ELLIOTT, HUSBAND AND WIFE, AND MARK MARSHALL ELLIOTT, A UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDRE J. DA SILVA AND SHIRLEY L. DA SILVA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor 823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2, and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the south division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet East of the centerline of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S 09 degrees 58 minutes 10 seconds W 137.39 feet to an iron pin; thence continuing with the margin of said road S 04 degrees 49 minutes 05 seconds W 47.61 feet to an iron pin; thence leaving the margin of said road and severing the Culbertson property, S 82 degrees 39 minutes 18 seconds E 1,275.97 feet to an iron pin; thence N 04 degrees 57 minutes 03 seconds E 150.00 feet to an iron pin; thence N 79 degrees 17 minutes 55 seconds W 643.00 feet to an iron pin in a fence line; thence with fence N 76 degrees 52 minutes 52 seconds W 229.16 feet to an iron pin; thence continuing with fence N 85 deg. 21 minutes 41 seconds W 123.95 feet to an iron pin; thence with fence N 80 degrees 49 minutes 31 seconds W 49.30 feet to iron pin; thence continuing with fence N 88 degrees 10 minutes 02 seconds W 223.57 feet to the point of beginning containing 5.39 acres more or less.

Being the same property conveyed to Matthew Mitchell Elliott and Jennifer Heather Elliott, husband and wife, and Mark Marshall Elliott, a married man, together as tenants in common with the right of survivorship, by deed from Matthew Mitchell Elliott, a married man, and Mark Marshall Elliott, a married man, dated 12/24/2018, of record in Instrument No. 20181228-0125804, said Register's Office.

Also being the same property conveyed to Matthew Mitchell Elliott, a married man, and Mark Marshall Elliott, a married man, by deed from James G. Grooms and wife, Patsy R. Grooms, dated 12/24/2018, of record in Instrument No. 20181228-0125802, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 826 Preston Road, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12 day of June, 2020.

Matthew Mitchell Elliott

Jennifer Heather Elliott

Mark Marshall Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Mitchell Elliott and Jennifer Heather Elliott, and Mark Marshall Elliott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of June, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Venikkia 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, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21