WARRANTY DEED

Karen Johnson Davidson County
Batch# 423368 DEEDWARR
06/23/2020 08:24:29 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200623-0067199

A-P-20-3263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Nicole Zuvanich	**Interlinc Mortgage Services, LLC**	
(NAME)	(NAME)	
3263 Spears Road	**5875 N Sam Houston Pkwy W Suite #300**	**050-14-0-090.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND KEVIN VANDERKOLK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH NICOLE ZUVANICH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 412 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, 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 Ellis Real Estate, LLC, a Tennessee Limited Liability Company and Kevin Vanderkolk by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200116-0005704 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 16, 2020.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3249, Page 345, Book 3309, Page 615, Book 3616, Page 269 and Book 4094, Page 686 Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3263 Spears Road, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 19th DAY OF JUNE, 2020.

Ellis Real Estate, LLC

BY: Colin Ellis

Colin ~~Collin~~ Ellis
Sole Member

Kevin Vanderkolk By Colin Ellis as Attorney-in-Fact

Kevin Vanderkolk by ~~Collin~~ Colin Ellis as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ~~COLLIN~~ Colin ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of ELLIS REAL ESTATE, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~COLLIN~~ Colin ELLIS, 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 KEVIN VANDERKOLK, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN VANDERKOLK.

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212