THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 483893 DEEDWARR
09/28/2020 09:00:34 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200928-0110871

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
Steven Randall Ellis Jessica Ellis 7259 Centennial Boulevard Nashville, Tennessee 37209	Same	079-00-0-053.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIS TREE CARE, INCORPORATED, a Tennessee corporation,** has this day bargained and sold, and does hereby transfer and convey unto the said **STEVEN RANDALL ELLIS AND JESSICA ELLIS, HUSBAND AND WIFE,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Cockrill Bend Industrial Subdivision, Section V, Second Revision, of record in Plat Book 6200, page 508, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELLIS TREE CARE, INCORPORATED, A TENNESSEE CORPORATION, by deed FROM COCKRILL BEND ASSOCIATES, A GEORGIA PARTNERSHIP, of record in Book 6281, page 525, dated April 25, 1984, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $300,000.00.
Subscribed and sworn to before me,
this 25 day of September, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO

This is property known as 7259 Centennial Boulevard, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 25 day of September, 2020.

ELLIS TREE CARE, INCORPORATED
A TENNESSEE CORPORATION

BY: Randall Ellis

TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Randall Ellis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Ellis Tree Care, Incorporated, a Tennessee Corporation**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 25 day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY