WARRANTY DEED

Karen Johnson Davidson County
Batch# 493648 DEEDWARR
10/12/2020 08:08:47 AM 2 pgs
Fees: $13.00 Taxes: $1,259.85

20201012-0117912

G-VRES-20-3819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON GRONES

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)
Amy Elizabeth Hancock	**Same as New Owner**	
(NAME) **1097 Lynnwood Blvd.**	(NAME)	**133-11-0-168.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **LAUREN ELLIS, UNMARRIED AND JAMES NICELEY, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY ELIZABETH HANCOCK, MARRIED,** 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. 215 on the Plan of Section Two, Valley View Meadows of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 215 fronts 74.48 feet on the Westerly side of Valley Ridge Drive and runs back between lines, 173.83 feet on the Northerly line and 216.34 feet on the Southerly line to a dead line on which it measures 107.11 feet.

Being the same property conveyed to Lauren Ellis and husband, James Niceley by Warranty deed from Bruce J. Kunkel and wife, Helen E. Kunkel of record in Instrument No. 20070614-0071500 Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 14, 2007. Being the same property conveyed to Lauren Ellis, an unmarried woman and James Niceley, an unmarried man, as joint tenants with the right of survivorship by Quitclaim deed from Lauren Ellis, an unmarried woman and James Niceley, an unmarried man, who acquired title as wife and husband of record in Instrument No. 20140603-0047712 Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on June 03, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3770, Page 214, amended in Book 4065, Page 227 and Book 4082, Page 106, in the 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: **3819 Valley Ridge Drive, Nashville, Tennessee 37211**.

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 8th DAY OF OCTOBER, 2020.

Lauren Ellis by Margaret Means, Attorney in Fact

Lauren Ellis by Margaret Means,
Attorney in Fact

James Niceley by Margaret Means, Attorney in Fact

James Niceley by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LAUREN ELLIS, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN ELLIS.

Witness my hand and official seal, this the 8th of October, 2020.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES NICELEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES NICELEY.

Witness my hand and official seal, this the 8th of October, 2020.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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