# WARRANTY DEED

Karen Johnson Davidson County
Batch# 524824 DEEDWARR
12/04/2020 02:23:47 PM 2 pgs
Fees: $13.00 Taxes: $1,707.55

20201204-0141317

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Chad E. Johnson and Beth Johnson | new owner | 155-03-0-B-055.00CO |
| (NAME) | (NAME) | |
| 7117 River Park Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James R. Ellison and wife, Joyclyn A. Ellison,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chad E. Johnson and Beth Johnson, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 6 on the Plan of addition to River Park Estates, of record in Plat Book 6900, Page 240, said Register's Office, to which pat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James R. Ellison and wife, Joyclyn A. Ellison by deed dated June 10, 2005 from John T. Clark and wife, Mary J. Clark of record in Instrument No. 20050621-0070941, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7117 River Park Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 6900, PAGE 240, and subsequent amendments, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BAR-20-7117

Witness my/our hands this 2nd day of December, 2020.

James R. Ellison

Joyclyn A. Ellison

State of Tennessee
County of Davidson

On this 2nd day of December, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James R. Ellison and Joyclyn A. Ellison, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 2nd day of December, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-JohnsonC

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN