Karen Johnson Davidson County
Batch# 524835 DEEDWARR
12/04/2020 02:36:44 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20201204-0141333

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BC-20-1105

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

WILLIAM E. GRONES — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2020.

Notary Public

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

13-NSH20-00600

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emily Diane Kirk 1105 Frewin St. Nolensville, TN 37135	New Owner	187-05-0-A-084.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Ellison and Angela Ellison, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily Diane Kirk**, hereinafter called the Grantees, their successors 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. 84, on the plan of Burkitt Springs, Phase 2, as shown by plat of record in Instrument No. 20150205-0011089, 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 Joshua Ellison and Angela Ellison, husband and wife by deed from Lauren Nicole Brassfield, unmarried, dated October 25, 2018, recorded October 26, 2018, of record in Instrument No. 20181026-0106241, as corrected by Scrivener's Affidavit of record in Instrument No. 20181211-0120275, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1105 Frewin St., Nolensville, TN 37135

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 1st day of December, 2020

Joshua Ellison

Angela Ellison

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 1st day of December, 2020, before me personally appeared Joshua Ellison and Angela Ellison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY