This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 536298 DEEDWARR
12/17/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.23
20201217-0149203

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARAH JANICE DUGGER, unmarried,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH G. ELLIS AND HOLLI N. ELLIS, HUSBAND AND WIFE AS JOINT TENANTS** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS ALL OF LOT 78 ON THE PLAN OF BRANDYWINE FARMS, SECTION 2, AS SHOWN BY A MAP OF RECORD IN BOOK 3700, AT PAGE 28 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SARAH JANICE DUGGER, BY QUITCLAIM DEED FROM MAURY DONALD DUGGER, RECORDED ON JANUARY 18, 2002, OF RECORD IN INSTRUMENT NO. 20020118-0007757, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 308 ROLLING MILL ROAD, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of December, 2020.

Sarah Janice Dugger
SARAH JANICE DUGGER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Sarah Janice Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of December, 2020.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$427,900.00.**

Affiant

Subscribed and sworn to before me, this the 10 day of December, 2020.

NOTARY PUBLIC
My commission expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

Address New Owner(s) as follows:
Kenneth G. Ellis & Holli N. Ellis
308 Rolling Mill Road
Old Hickory, TN 37138

Send Tax Bills To:
~~Same as above~~ Primary Residential Mortgage
1480 North 2200 West, Salt Lake City, UT 84116
MAP/PARCEL: 054 140/027.00

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY