THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231979** Karen Johnson Davidson County Batch# 549817 **DEEDWARR** 01/08/2021 10:02:19 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20210108-0003849	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. KB Affiant Subscribed and sworn to before me, this 6th day of January, 2021. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Justin K. Ellis and Jenna E. Ellis 5228 Trousdale Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 04 0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blake J. Carden and Allison Studdard Carden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin K. Ellis and Jenna E. Ellis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 937 on the plan of Brentwood Hall, Section IX, of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Blake J. Carden, single man and Allison Studdard, a single woman, Joint tenants with rights of survivorship, by Warranty Deed from Zachary B. Provonchee, married, of record in Instrument No. 20160421-0038620, in the Register's Office of Davidson County, Tennessee, dated April 14, 2016, and recorded on April 21, 2016. Allison Studdard having since married and is now known as Allison Studdard Carden.

The execution of this instrument is affected by the signature of Blake J. Carden as Attorney-in-Fact for Allison Studdard Carden, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee. → 20210108-0003848

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall, Section IX, as recorded in Plat Book 2331, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2488, Page 489.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5103, Page 896.

This is improved property located at 5228 Trousdale Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2021.

Blake J. Carden

Allison Studdard Carden by Blake J. Carden as Attorney-in-Fact

Allison Studdard Carden by Blake J. Carden
As 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, Blake J. Carden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Allison Studdard Carden and he is authorized by Allison Studdard Carden to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of January, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022