RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 566307 DEEDWARR
02/03/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20210203-0015238

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $205,000.00.

Affiant

Sworn to and subscribed before me this 29th day of January, 2021.

Notary Public

My Commission Expires: 11-16-23

(SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jonathan Ellett and Rosa Ellett 250 Bonnacroft Drive Hermitage, TN 37076	New Owner	075-09-0-075.00

This Indenture is made on the 29th day of January, 2021, by and between **MICHAEL WORTHAM AND SPOUSE, TONYA R. WORTHAM,** ("Grantor"), and **JONATHAN ELLETT AND ROSA ELLETT, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hermitage Hills, Section 1 of record in Plat Book 2900, Page (s) 48 and 49, 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 Michael Wortham and spouse Tonya R. Wortham by Warranty deed from Robert William Wortham and wife Dean Williams nka Ila Dean Williams of record in Instrument No. 20100729-0059599 Register's Office for Davidson County, Tennessee, dated July 28, 2010 and recorded on July 29, 2010.

This is improved property known as 250 Bonnacroft Drive, Hermitage, TN 37076.

This conveyance is being made subject to:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
.
2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 48 and 49, Register's Office for Davidson County, Tennessee
.
3. Restrictions of record in Book 2992, Page 53 and Book 2998, Page 231, in the Register's Office for Davidson County, Tennessee.
.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of January, 2021.

GRANTOR:

Michael Wortham

Tonya R. Wortham

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MICHAEL WORTHAM and TONYA R. WORTHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of January, 2021.

Notary Public

My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

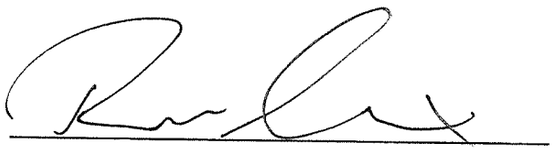
Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

202102030015238

Certificate of Authenticity

I, Ryan Lux, 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.

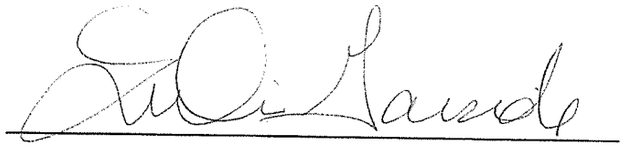


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

